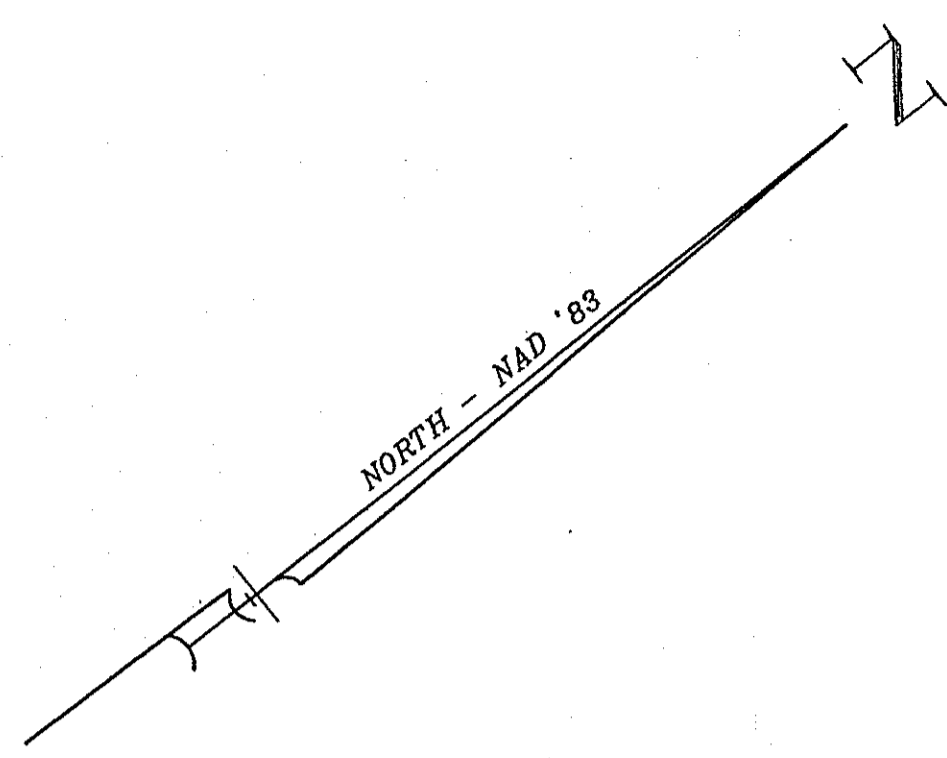
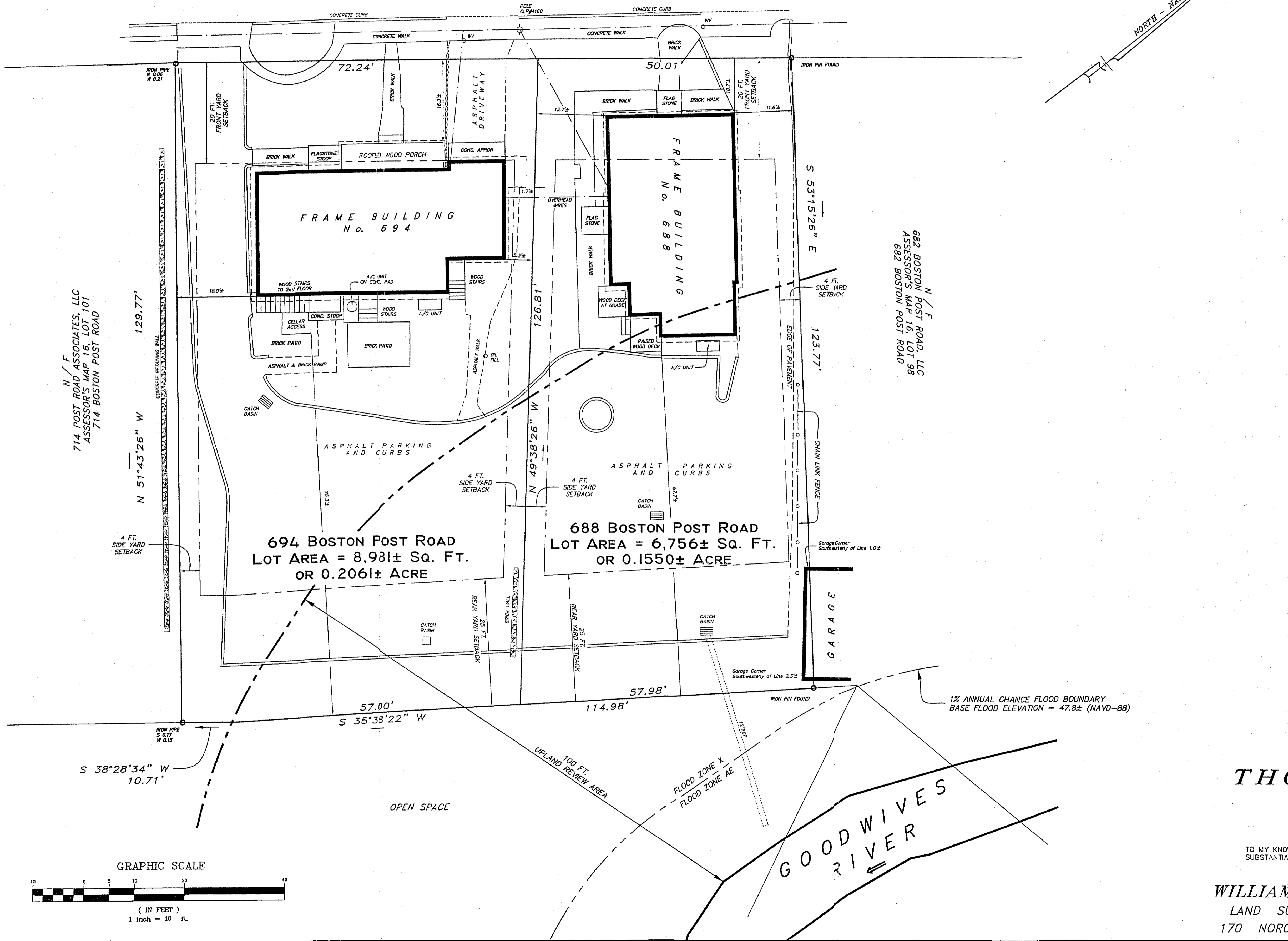


BOSTON POST ROAD U.S. ROUTE 1

MONUMENTED STATE HIGHWAY - MAP 654 D.L.R.
(66± FT. WIDE RIGHT OF WAY)

N 38°39'14" E 122.24'



THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1998. IT IS A ZONING LOCATION SURVEY THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A - 2". IT IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENTS WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN FOR THAT WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS MAP RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

DISTANCES NOTED +/- FROM BUILDINGS TO PROPERTY LINES ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE USED TO ESTABLISH PROPERTY BOUNDARIES.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT DEPICTED HEREON. PROPERTIES ARE LOCATED IN A 'DB - 1' ZONE.

REFER TO A DEEDS RECORDED IN THE DARLEN LAND RECORDS AS FOLLOWS:
A) QUIT CLAIM DEED RECORDED IN BK. 840, PG. 69
B) WARRANTY DEED RECORDED IN BK. 453, PG. 142
C) WARRANTY DEED RECORDED IN BK. 202, PG. 598
D) AGREEMENT RECORDED IN BK. 455, PG. 354

BUILDINGS DEPICTED HEREON ARE MORE THAN THREE (3) YEARS OLD.
THE TOWN OF DARLEN INLAND WETLAND & WATERCOURSES DEPICTS NO INLAND WETLANDS OR WATERCOURSES ON THESE PROPERTIES.

THIS PROPERTY APPEARS ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY - FLOOD INSURANCE RATE MAP - COMMUNITY NO. 050003, PANEL NO. 329, SUFFIX F - EFFECTIVE DATE JUNE 18, 2010 AND IS DEPICTED AS LYING OUTSIDE THE 1% ANNUAL CHANCE FLOOD BOUNDARY. THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES ONLY. IT DOES NOT NECESSARILY REPRESENT THE ACTUAL POTENTIAL FOR FLOOD DAMAGE TO EXISTING OR PROPOSED IMPROVEMENTS LOCATED OR TO BE LOCATED ON THIS PROPERTY.

PROPERTY LIES OUTSIDE THE COASTAL AREA MANAGEMENT BOUNDARY.
PROPERTY LIES OUTSIDE ANY LEVEL 'A' MAPPING AQUIFER PROTECTION AREA.

ZONING CHART 688 BOSTON POST ROAD			
ZONING ELEMENT	MIN/MAX	EXISTING	PROPOSED
LOT AREA	NONE (SEE NOTE A)	6,756± SQ. FT. 0.1550± AC.	
MIN. WIDTH	60 FEET	50.01 FEET	
MIN. FRONTAGE	60 FEET	50.01 FEET	
MIN. DEPTH	100 FEET	123.77 FEET	
MIN. FRONT YARD	20 FT (SEE NOTE B)	10.7± FT (SEE NOTE B)	
MIN. SIDE YARD	4 FT	13.7± FT	
MIN. REAR YARD	25 FT (SEE NOTE C)	67.7± FT (SEE NOTE C)	
MAX. BUILDING HEIGHT (STORIES)	2 STORIES	2+ STORIES	
MAX. BUILDING HEIGHT (FEET)	28 FEET	< 28 FEET	
MAX. BUILDING COVERAGE	DETERMINED BY FAR	NOT DETERMINED	
MIN. FRONT LANDSCAPE DEPTH	20 FT	10.7± FT	
MAX. DEVELOPED SITE AREA	80% OR 5,404 SQ. FT.	76,67± (1)	
MIN. SETBACK FROM ANY RESIDENTIAL OR DOOR ZONE	25 FT.	> 25 FT.	
MAX. FLOOR AREA RATIOS	0.40 OF FIRST 10,000 S.F. OF LOT AREA PLUS 0.20 OF NEXT 20,000 S.F. PLUS 0.10 OF ALL LOT AREA OVER 30,000 S.F.	NOT MEASURED	
MAX. FLOOR AREA OF ALL DWELLING UNITS	1,000 SQ. FT. (SEE NOTE D)	NOT MEASURED	

REFER TO SECTION #10 OF THE DARLEN ZONING REGULATIONS FOR NOTES A THROUGH D AS REFERRED TO ABOVE
(1) MAXIMUM DEVELOPED SITE AREA EXCLUDES 36 SQ. FT. OF NEIGHBOR'S DAMAGE OVER PROPERTY LINE.

ZONING LOCATION SURVEY
688 BOSTON POST ROAD
PREPARED FOR
ESTATE OF THOMAS E. GOLDEN, Jr.
DARIEN, CONNECTICUT

SCALE: 1" = 10 FT. APRIL 6, 2012

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
Mark S. Lebow CT PLS #15564

WILLIAM W. SEYMOUR & ASSOCIATES, P.C.
LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS
170 NOROTON AVENUE ~ 203-655-3331 ~ DARIEN, CONN. ©