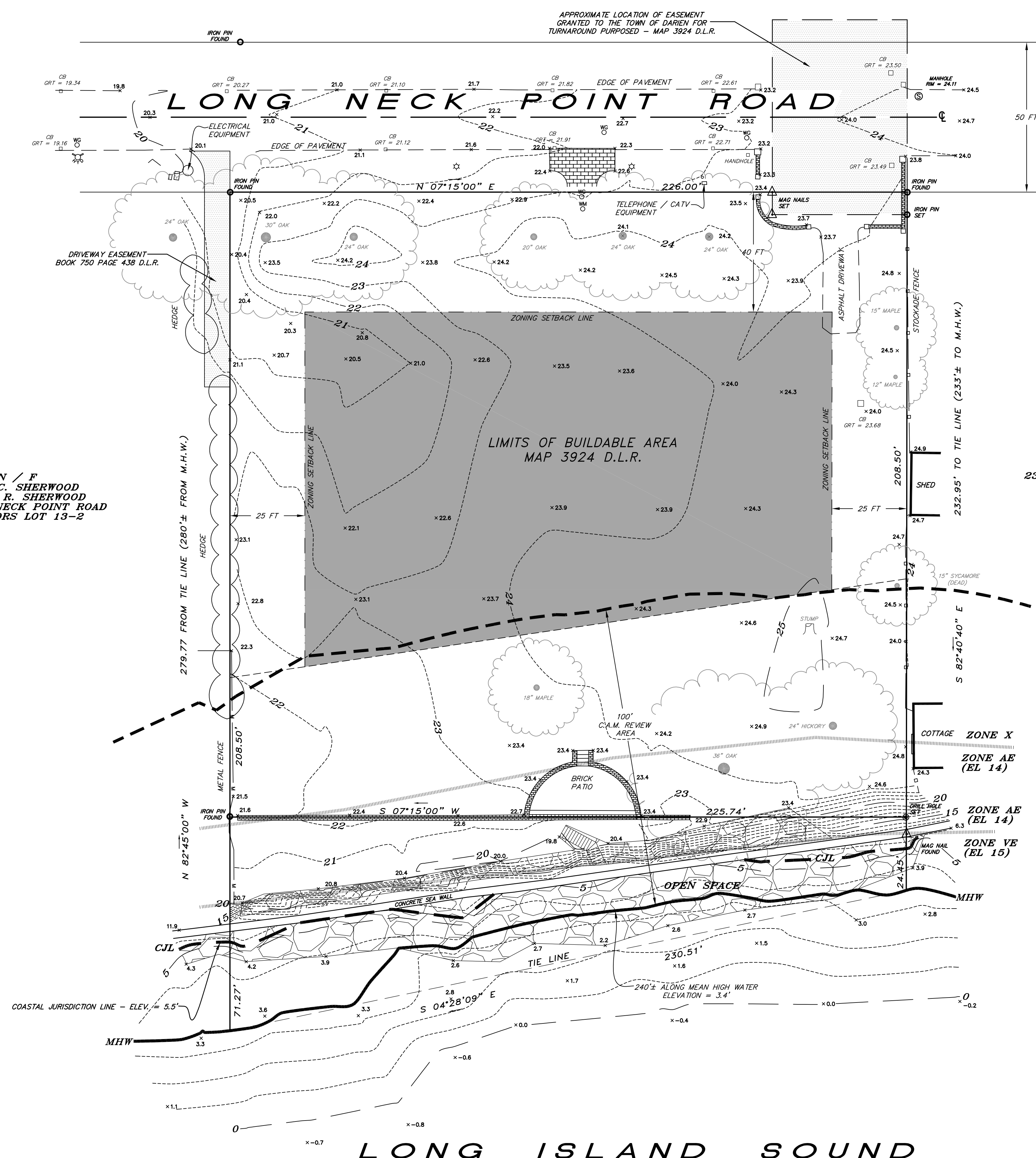


ZONING CHART R - 1 ZONE			
ZONING ELEMENT	MIN/MAX	EXISTING	PROPOSED
LOT AREA	1,000 ACRES 43,560 SQ. FT.	1,081± ACRES 47,093± SQ. FT.	NO CHANGE
MIN. WIDTH	150 FEET	EXCEEDS 150 FEET	NO CHANGE
MIN. FRONTAGE	50 FEET	226.00 FEET	NO CHANGE
MIN. DEPTH	150 FEET	EXCEEDS 150 FEET	NO CHANGE
MIN. FRONT YARD	40 FEET	VACANT LOT	
MIN. SIDE YARD (LEAST ONE)	25 FEET	VACANT LOT	
MIN. SIDE YARD (TOTAL OF TWO)	50 FEET	VACANT LOT	
MIN. REAR YARD	40 FEET	VACANT LOT	
MAX. BUILDING HEIGHT (STORIES)	2-1/2 STORIES	VACANT LOT	
MAX. BUILDING HEIGHT (FEET)	30 FEET	VACANT LOT	
MAX. BUILDING COVERAGE	20 PERCENT 9,418 SQ. FT.	VACANT LOT	



N / F
DAVID C. SHERWOOD
RHONDA R. SHERWOOD
245 LONG NECK POINT ROAD
ASSESSORS LOT 13-2

N / F
237 LONG NECK POINT ROAD LLC
237 LONG NECK POINT ROAD
ASSESSORS LOT 12

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 AMENDED ON OCTOBER 26, 2018.

IT IS A ZONING LOCATION AND TOPOGRAPHIC SURVEY THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS, 'A - 2', TOPOGRAPHIC ACCURACY CLASS 'T - 2', VERTICAL ACCURACY CLASS 'V - 3' AND 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.

PROPERTY IS LOCATED IN AN 'R - 1' ZONE.

REFER TO LOT 1, MAP 3924 OF THE DARLEN LAND RECORDS.

REFER TO A WARRANTY DEED RECORDED IN BK. 1684, PG. 188 OF THE DARLEN LAND RECORDS.

REFER TO A SEWER EASEMENT RECORDED IN BOOK 1168 PAGE 516 OF THE DARLEN LAND RECORDS.

REFER TO ZONING BOARD OF APPEALS RESOLUTION CALENDAR NO. 75-1992 RECORDED IN BOOK 686 PAGE 58 OF THE DARLEN LAND RECORDS.

REFER TO CERTAIN COVENANTS AND RESTRICTIONS RECORDED IN BOOK 17 PAGE 436 AND BOOK 382 PAGE 81 OF THE DARLEN LAND RECORDS.

REFER TO DRIVEWAY EASEMENTS RECORDED IN BOOK 383 PAGE 176 AND BOOK 750 PAGE 438 OF THE DARLEN LAND RECORDS.

REFER TO CERTAIN RIGHTS AND EASEMENTS GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY RECORDED IN BOOK 195 PAGE 550 OF THE DARLEN LAND RECORDS.

REFER TO OPEN SPACE DECLARATIONS RECORDED IN BOOK 373 PAGE 131, BOOK 373 PAGE 133 AND BOOK 584 PAGE 67 OF THE DARLEN LAND RECORDS.

REFER TO CERTAIN RESTRICTIONS, COVENANTS, AGREEMENTS AND RESERVATIONS RECORDED IN BOOK 379 PAGE 236 OF THE DARLEN LAND RECORDS.

REFER TO AN ELECTRIC DISTRIBUTION EASEMENT RECORDED IN BOOK 1652 PAGE 27 AND MAP 5338 OF THE DARLEN LAND RECORDS.

THE TIE LINE IS A RANDOM SURVEY LINE USED FOR TECHNICAL PURPOSES AND IS NOT TO BE CONSTRUED AS A PROPERTY LINE.

INLAND WETLANDS, IF ANY, ARE NOT DEPICTED HEREON. THE TOWN OF DARLEN "INLAND WETLANDS & WATERCOURSES MAP" EFFECTIVE JUNE 13, 2019 INDICATES NO INLAND WETLANDS OR WATERCOURSES ON THIS PROPERTY.

TIDAL WETLANDS, IF ANY, ARE NOT DEPICTED HEREON.

THE 1% ANNUAL CHANCE FLOOD HAZARD BOUNDARIES DEPICTED HEREON WAS PLOTTED BY STATE PLANE COORDINATES FROM THE NATIONAL FLOOD HAZARD GEOGRAPHIC INFORMATION SYSTEM.

SUBJECT PROPERTY APPEARS ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY - FLOOD INSURANCE RATE MAP No. 0901C05366, EFFECTIVE JULY 8, 2013 AND IS DEPICTED AS LYING PARTIALLY WITHIN A 1% PERCENT ANNUAL CHANCE FLOOD HAZARD BOUNDARIES. THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES ONLY AND DOES NOT NECESSARILY REPRESENT THE ACTUAL POTENTIAL FOR FLOOD DAMAGE TO ANY EXISTING OR PROPOSED STRUCTURES OR IMPROVEMENTS LOCATED ON THIS PROPERTY.

PROPERTY LIES WITHIN THE COASTAL AREA MANAGEMENT BOUNDARY.

PROPERTY LIES OUTSIDE ANY LEVEL 'A' MAPPING AQUIFER PROTECTION AREA.

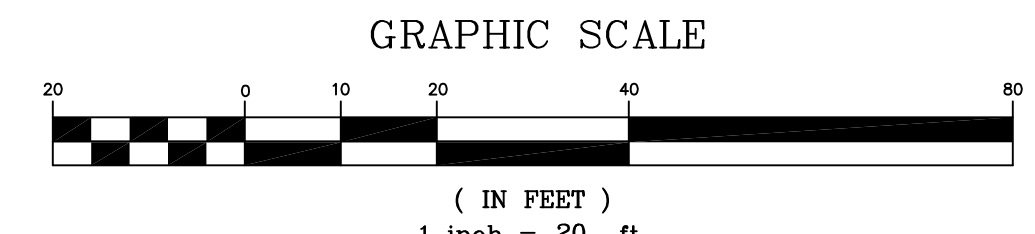
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PRIOR TO EXCAVATION THE EXACT LOCATION OF THE UTILITIES SHOULD BE CONFIRMED WITH "CALL BEFORE YOU DIG" @ 1-800-922-4455 AND/OR THE RESPECTIVE UTILITY COMPANIES.

LOT AREA = 47,093± SQ.FT.
OR 1.081± ACRES
(EXCLUSIVE OF OPEN SPACE)

OPEN SPACE AREA = 8,876± SQ.FT.
OR 0.2038± ACRE TO M.H.W.

TOTAL AREA = 55,969± SQ.FT.
OR 1.2849± ACRES TO M.H.W.



VERTICAL DATUM: N.A.V.D. 1988

DATE	
REVISION	
<p>WILLIAM W. SEYMOUR & ASSOCIATES, P.C. LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS 170 NOROTON AVENUE ~ 203-655-3331 ~ DARLEN, CONN. © WWW.WWS-LS.COM ~ INFO@WWS-LS.COM</p>	
<p>ZONING LOCATION & TOPOGRAPHIC SURVEY 241 LONG NECK POINT ROAD PREPARED FOR TIMOTHY RILEY ANGELA RILEY DARLEN, CONNECTICUT</p>	
<p>TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON</p>	<p>CT PLS #15564 Mark S. Lebow</p>
<p>SCALE: 1" = 20' DRAWN BY: [blank] DWG. NO: 20-80</p>	<p>DATE: AUGUST 31, 2020 CHECKED BY: [blank]</p>