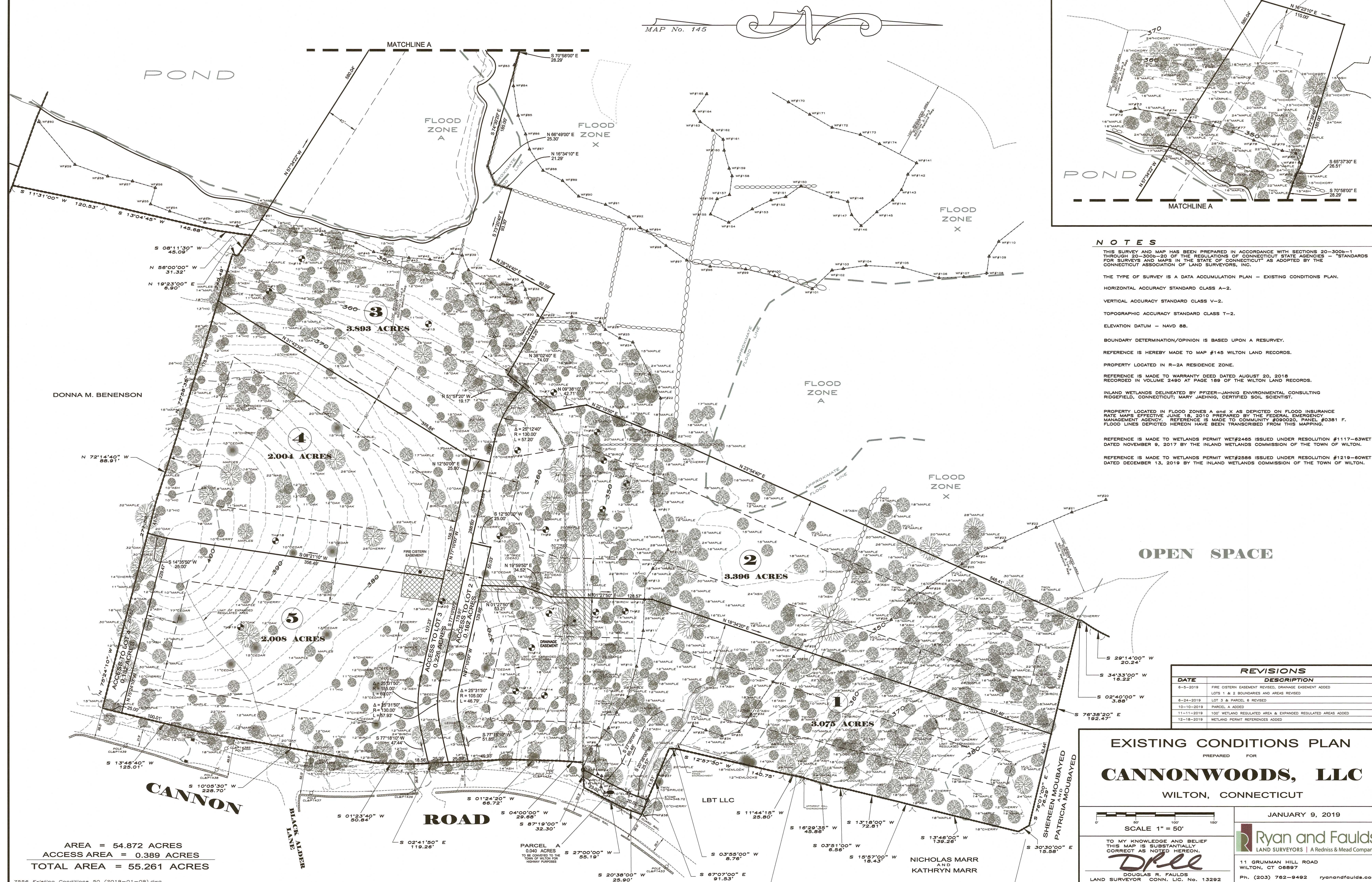




SEELEY FARM, LLC

WILTON LAND
CONSERVATION TRUST

WILTON LAND
CONSERVATION TRUST

TOWN OF WILTON
TOWN OF WESTON

VICINITY MAP

SCALE: 1" = 800'

54.872 ACRES

CANNON ROAD

NOTES

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

THE TYPE OF SURVEY IS A PROPERTY SURVEY AND IS INTENDED TO DEPICT BOUNDARIES, EASEMENTS, RIGHTS, AND IMPROVEMENTS ALONG AND THROUGHOUT THE PROPERTY.

HORIZONTAL ACCURACY STANDARD - CLASS A-2.

BOUNDARY DETERMINATION/OPINION IS BASED UPON A RESURVEY.

REFERENCE IS HEREBY MADE TO MAP #145 WILTON LAND RECORDS.

PROPERTY LOCATED IN R-2A RESIDENCE ZONE.

REFERENCE IS MADE TO WARRANTY DEED DATED AUGUST 20, 2018, RECORDED IN VOLUME 2490 AT PAGE 189 OF THE WILTON LAND RECORDS.

REFERENCE IS MADE TO COVENANTS, AGREEMENTS AND CONDITIONS SET FORTH IN VOLUME 41 AT PAGES 149, 153 AND 156 OF THE WILTON LAND RECORDS.

INLAND WETLANDS DELINEATED BY PFIZER-JAHNIG ENVIRONMENTAL CONSULTING RIDGEFIELD, CONNECTICUT; MARY JAHNIG, CERTIFIED SOIL SCIENTIST.

ALL MONUMENTATION, FOUND OR SET, DEPICTED HEREON.

PROPERTY LOCATED IN FLOOD ZONES A and X AS DEPICTED ON FLOOD INSURANCE RATE MAPS EFFECTIVE JUNE 18, 2010 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. REFERENCE IS MADE TO COMMUNITY #090020, PANEL #0381 F. FLOOD LINES DEPICTED HEREON HAVE BEEN TRANSCRIBED FROM THIS MAPPING.

REFERENCE IS MADE TO WETLANDS PERMIT WET#2465 ISSUED UNDER RESOLUTION #1117-63WET DATED NOVEMBER 9, 2017 BY THE INLAND WETLANDS COMMISSION OF THE TOWN OF WILTON.

AREA = 54.872 ACRES
ACCESS AREA = 0.389 ACRES
TOTAL AREA = 55.261 ACRES

PROPERTY SURVEY

PREPARED FOR

CANNONWOODS, LLC

WILTON, CONNECTICUT

JANUARY 9, 2019

SCALE 1" = 100'

TO MY KNOWLEDGE AND BELIEF
THIS MAP IS SUBSTANTIALLY
CORRECT AS NOTED HEREON.

D. R. Faulds
DOUGLAS R. FAULDS
LAND SURVEYOR CONN. LIC. NO. 13292

Ryan and Faulds
LAND SURVEYORS | A Redniss & Mead Company

11 GRUMMAN HILL ROAD
WILTON, CT 06897
Ph. (203) 762-9492 ryanandfaulds.com

TAD WAMPFLER
AND
NICOLE WAMPFLER

ANCHI LIN
AND
JACK GAU

WILTON LAND
CONSERVATION TRUST

DIANE S. FAGAN,
AS TRUSTEE

DIANE S. FAGAN,
AS TRUSTEE

DONNA M. BENENSON

SEELEY FARM, LLC

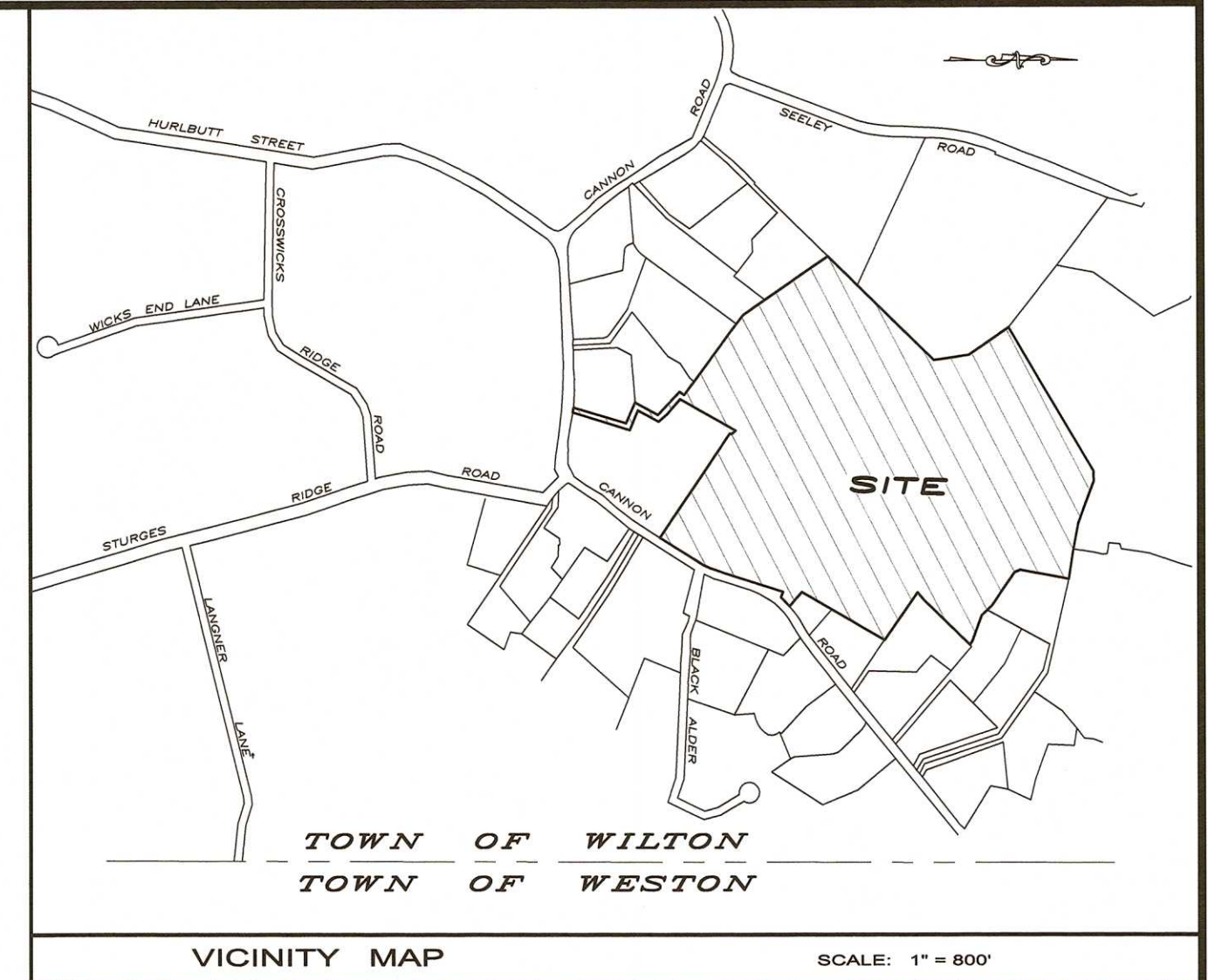
WILTON LAND
CONSERVATION TRUST

WILTON LAND
CONSERVATION TRUST

PARCEL 6

39.973 ACRES
(INCLUDING OPEN SPACE)

PARCEL 6 DOES NOT CONSTITUTE A BUILDING LOT. FUTURE DEVELOPMENT OF PARCEL 6 AS A BUILDING LOT IS SUBJECT TO APPROVAL BY THE PLANNING & ZONING COMMISSION OF THE TOWN OF WILTON. IT IS CONSIDERED REMAINING LAND OF CANNONWOODS, LLC.



TOWN OF WILTON
TOWN OF WESTON

SCALE: 1" = 800'

POND

OPEN SPACE
7.061 ACRES

INSET
SCALE: 1"=50'

INSET
SCALE: 1"=50'

NOTES

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
- THE TYPE OF SURVEY IS A PROPERTY SURVEY AND IS INTENDED TO DEPICT BOUNDARIES, EASEMENTS, RIGHTS, AND IMPROVEMENTS ALONG AND THROUGHOUT THE PROPERTY.
- HORIZONTAL ACCURACY STANDARD - CLASS A-2.
- BOUNDARY DETERMINATION/OPINION IS BASED UPON A RESURVEY. LOT LINES ARE ORIGINAL SURVEY.
- REFERENCE IS HEREBY MADE TO MAP #145 WILTON LAND RECORDS.
- PROPERTY LOCATED IN R-2A RESIDENCE ZONE.
- REFERENCE IS MADE TO WARRANTY DEED DATED AUGUST 20, 2018 RECORDED IN VOLUME 2490 AT PAGE 189 OF THE WILTON LAND RECORDS.
- INLAND WETLANDS DELINEATED BY PFIZER-JAHNIG ENVIRONMENTAL CONSULTING RIDGEFIELD, CONNECTICUT; MARY JAEHNIG, CERTIFIED SOIL SCIENTIST.
- PROPERTY LOCATED IN FLOOD ZONES A and X AS DEPICTED ON FLOOD INSURANCE RATE MAPS EFFECTIVE JUNE 18, 2010 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. REFERENCE IS MADE TO COMMUNITY #090020, PANEL #0381 F. FLOOD LINES DEPICTED HEREON HAVE BEEN TRANSCRIBED FROM THIS MAPPING.
- ALL MONUMENTATION, FOUND OR SET, DEPICTED HEREON.
- PRIOR TO THE ISSUANCE OF BUILDING PERMITS SUITABILITY FOR THE INSTALLATION OF SEPTIC SYSTEMS ON EACH LOT MUST BE DEMONSTRATED TO THE SATISFACTION OF THE BUILDING INSPECTOR AND SANITARY OFFICER OF THE TOWN OF WILTON.
- PERCOLATION TESTS AS DEFINED IN THE PUBLIC HEALTH CODE OF THE STATE OF CONNECTICUT HAVE BEEN PERFORMED BY THOMAS S. QUINN, P.E. LICENSE NO 17051 ON MAY 8, 2015 ON EACH LOT IN THE APPROXIMATE AREA PROPOSED FOR SANITARY DRAIN FIELDS AND SAID REPORTS AND TEST DATA ARE ON FILE IN THE OFFICES OF THE BUILDING INSPECTOR, SANITARIAN AND THE PLANNING AND ZONING COMMISSION. THE ACCEPTANCE AND USE OF THIS INFORMATION BY THE PLANNING AND ZONING COMMISSION IN APPROVING THIS SUBDIVISION DOES NOT CONSTITUTE SANITARY APPROVAL FOR ANY LOTS SHOWN HEREON.
- IF ANY OF THE LOTS SHOWN HEREON LIE WITHIN AREAS DESIGNATED AS INLAND WETLANDS, AS PROVIDED BY STATUTE, THEY ARE SUBJECT TO THE PROVISIONS OF THE INLAND WETLANDS AND WATER COURSES REGULATIONS OF THE TOWN OF WILTON IF THE PROPOSED DEVELOPMENT INVOLVES A REGULATED ACTIVITY AS DEFINED BY STATUTE.
- REFERENCE IS MADE TO WETLANDS PERMIT WET#2465 ISSUED UNDER RESOLUTION #1117-63WET DATED NOVEMBER 9, 2017 BY THE INLAND WETLANDS COMMISSION OF THE TOWN OF WILTON.
- FIRE CISTERN EASEMENT AREA SHALL BE MAINTAINED IN A SERVICEABLE CONDITION, FREE OF ABOVE GRADE STRUCTURES EXCEPT STRUCTURES WHICH ARE PART OF THE FIELD CISTERN OR CISTERN PLUMBING. THE SURFACE SHALL BE A PERMANENT WEARABLE SURFACE CAPABLE OF AN H-20 VEHICLE LOADING.
- REFERENCE IS MADE TO WETLANDS PERMIT WET#2586 ISSUED UNDER RESOLUTION #1219-60WET DATED DECEMBER 13, 2019 BY THE INLAND WETLANDS COMMISSION OF THE TOWN OF WILTON.

AREA = 54.872 ACRES
ACCESS AREA = 0.389 ACRES
TOTAL AREA = 55.261 ACRES

REVISIONS	
DATE	DESCRIPTION
6-5-2019	FIRE CISTERN EASEMENT REVISED AND ADDED NOTE 15, DRAINAGE EASEMENT ADDED LOTS 1 & 2 BOUNDARIES AND AREAS REVISED
6-24-2019	LOT 3 & PARCEL 6 REVISED
10-10-2019	LOT 1 REVISED - PARCEL 6 DEPICTED
11-11-2019	100' WETLAND REGULATED AREA & EXPANDED REGULATED AREAS ADDED
12-18-2019	WETLAND PERMIT WET#2586 NOTED
APPROVED BY WILTON PLANNING AND ZONING COMMISSION, WILTON, CONNECTICUT	
RESOLUTION	DATED
MANDATORY DATE FOR COMPLETING SUBDIVISION IMPROVEMENTS	
SIGNED	DATE
CHAIRMAN	

SUBDIVISION

PREPARED FOR

CANNONWOODS, LLC

WILTON, CONNECTICUT

JANUARY 9, 2019

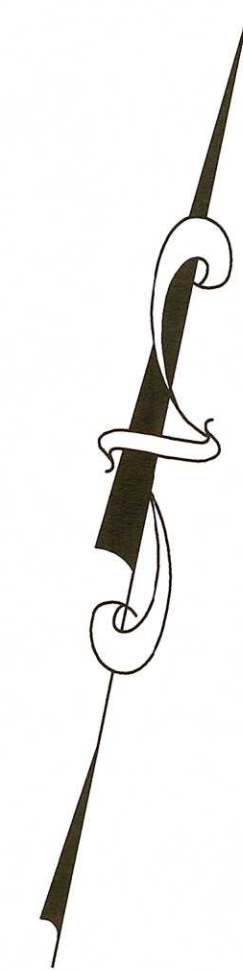
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SCALE 1" = 100'

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

D. R. FAULDS
DOUGLAS R. FAULDS
LAND SURVEYOR CONN. LIC. NO. 13292



TOPOGRAPHIC INFORMATION TRANSCRIBED FROM USGS PHOTOGRAMMETRY.

VICINITY MAP
PREPARED FOR
CANNONWOODS, LLC
WILTON, CONNECTICUT

SCALE 1" = 200'

D.R.F.
DOUGLAS R. FAULDS
LAND SURVEYOR CONN. LIC. No. 13292

JANUARY 9, 2019



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