



This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a Property and Topographic Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and the locations and elevations of which conform to Topographic Accuracy Class T-2. It is intended to depict property boundaries, locations and elevations of improvements and topographic features.

Reference is hereby made to the following maps: 3621, 5480 & 5481 of the Wilton Land Records (W.L.R.).

Property designated as Lot 3, Map 3621 W.L.R.

Reference is made to Warranty Deed dated and recorded June 29, 2006 Volume 1880 Page 29 W.L.R.

Reference is made to Rights and Easement granted by Esther A. Miller to The Southern New England Telephone Company dated November 17, 1900 recorded in Volume 23 at Page 520 W.L.R.

Reference is made to Rights and Easement granted by Esther A. Miller to The American Telephone & Telegraph Co. dated May 25, 1904 recorded October 22, 1904 Volume 25 Page 230 Wilton Land Records, and as assigned to The Southern New England Telephone Company dated August 25, 1938 recorded March 2, 1939 Volume 48 Page 179 W.L.R.

Reference is made to Rights, Easements and Agreements in a Warranty Deed dated and recorded October 12, 1979 Volume 336 Page 24 W.L.R.

Property located in R-2A Residence Zone.

Elevations depicted hereon are based on North American Vertical Datum of 1988 (NAD88) datum.

Reference is made to terms and provisions pertaining to driveway use set forth in a Warranty Deed dated and recorded June 5, 1980 Volume 347 Page 23 W.L.R.

Reference is made to terms and conditions of the use and maintenance of a community well as set forth in a Warranty Deed recorded June 5, 1980 Volume 347 Page 23 W.L.R.

Reference is made to Restrictive Covenants as set forth in Warranty Deed dated and recorded June 5, 1980 Volume 347 Page 23 W.L.R.

Reference is made to Variance #86-6-56 dated June 17, 1986 recorded in Volume 546 at Page 304 W.L.R.

Reference is made to Special Permit SP#159 dated October 6, 1986 recorded in Volume 566 at Page 78 W.L.R.

Reference is made to amendments to Special Permit SP#159 dated January 23, 1989, May 1, 1989, and January 22, 1996 recorded in Volumes 674 at Page 340, Volume 684 at Page 56, and Volume 967 at Page 203 W.L.R.

Reference is made to Special Permit SP#159C dated May 29, 2001 recorded in Volume 1300 at Page 222 W.L.R.

Reference is made to Map #5480 showing land acquired from Trygve Hansen, et al. by the State of Connecticut Department of Transportation, reconstruction of existing Route U.S.7, dated March 2001.

Reference is made to Map #5481 showing Rights of Access released to Trygve Hansen et al by the State of Connecticut Department of Transportation, reconstruction of U.S. Route 7, dated July 2003.

Septic system depicted hereon has been transcribed from "as-built" plan dated 7-23-2012 prepared by D. Palladino and Son Septic Co., Inc. on file in the offices of the Health Department of the Town of Wilton.

Property located in Flood Zone X as depicted on Flood Insurance Rate Maps effective June 18, 2010 prepared by the Federal Emergency Management Agency: Reference is made to FIRM 09001C0383. Flood lines depicted hereon transcribed from this mapping.

Inland wetland limits, if any, not depicted hereon.

All monumentation, found or set, depicted hereon.

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