THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ASSOCIATION OF LAND SURVEYORS, INC. SURVEY TYPE: CLASS OF ACCURACY: BOUNDARY DETERMINATION CATEGORY: ON SEPTEMBER 26, 1996, AMENDED OCTOBER 26, 2018. CERTIFIED BY: PROPERTY SUBJECT TO EFFECTS OF A WATERLINE EASEMENT AS SHOWN ON MAP 3565 OF THE TOWN CLERKS OFFICE. UNDERGROUND UTILITIES, STRUCTURES, AND FACILITIES NOT FIELD LOCATED. THE SIZE, LOCATION, EXISTENCE OR NON-EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES. CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455. PER TAX RECORDS EXISTING PRIMARY DWELLING GROSS FLOOR AREA: 3017 SQ. FT. MAXIMUM ALLOWABLE ACCESSORY DWELLING UNIT (25% OF PRIMARY): 754 SQ. FT. EXISTING BARN AND PROPOSED ACCESSORY DWELLING UNIT: 953 SQ. FT. MAXIMUM BUILDING COVERAGE: 10%. EXISTING BUILDING COVERAGE: 8.3%. MAXIMUM SITE COVERAGE: 15%. EXISTING SITE COVERAGE: 9.2%. PROPERTY SUBJECT TO EFFECTS OF A EASEMENT GRANTED TO THE STATE OF CONNECTICUT RECORDED IN VOL 152 AT PG 672, AND VOL 159 AT PG 215 OF THE TOWN CLERKS OFFICE. ANY REPRODUCTION, ALTERATION, OR REPRINTING WITHOUT THE SURVEYOR'S KNOWLEDGE AND APPROVAL, WILL VOID ANY CERTIFICATIONS, AND NO LIABILITY SHALL BE ASSUMED BY THE SURVEYOR FOR THE SAM. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. ENCROACHMENTS, IF ANY, NOT LOCATED FOR THE PURPOSE OF THIS SURVEY. REFERENCE MADE TO STATE OF CONNECTICUT HIGHWAY TAKING MAP PROJECT NO. 102-125, SERIAL NO. 70 SHEET 1 OF 1. ROGER A. THE PURPOSE OF THIS SURVEY IS TO DETERMINE COMPLIANCE WITH ZONING REGULATIONS. REFERENCE MADE TO MAPS # 2953 AND 3565 OF THE TOWN CLERK'S OFFICE. THIS MAP NOT VALID WITHOUT THE SURVEYOR'S LIVE SIGNATURE AND EMBOSSED SEAL (Coge) STALKER, ZONING LOCATION SURVEY L.S # A-270009 RESURVEY N01°43'10"W 22.67° MANHOLE (S) Tid distill (&) REVISED PARCEL A-1 1.000 ACRES N67°56'30"E 61.42° GRAVEL DRIVEWAY **№** N67.08,50%. DESCRIPTION 52007:10'm 35.00 SNET 1065 Ø 120.00 STUART R. ВҮ N / F MICHAEL A HUFF & LISA ANNE HUFF JORDAN & STALKER LAND SURVEYING, INC Roger Stalker, LS 503 Danbury Road Wilton, Connecticut 06897 TEL (203) 563-0048 www.StalkerLS.com STEFANIE ENA PONT DRAWN BY: CHECKED BY: OB NO: NOVEMBER IZABETH11092023 RAS GRAPHIC SCALE NT (IN FEET)
1 inch = 40 ft. SHEET DA TE: DRAWING NO .: 2023 PERRY TC #3565 9 1 DUDLEY