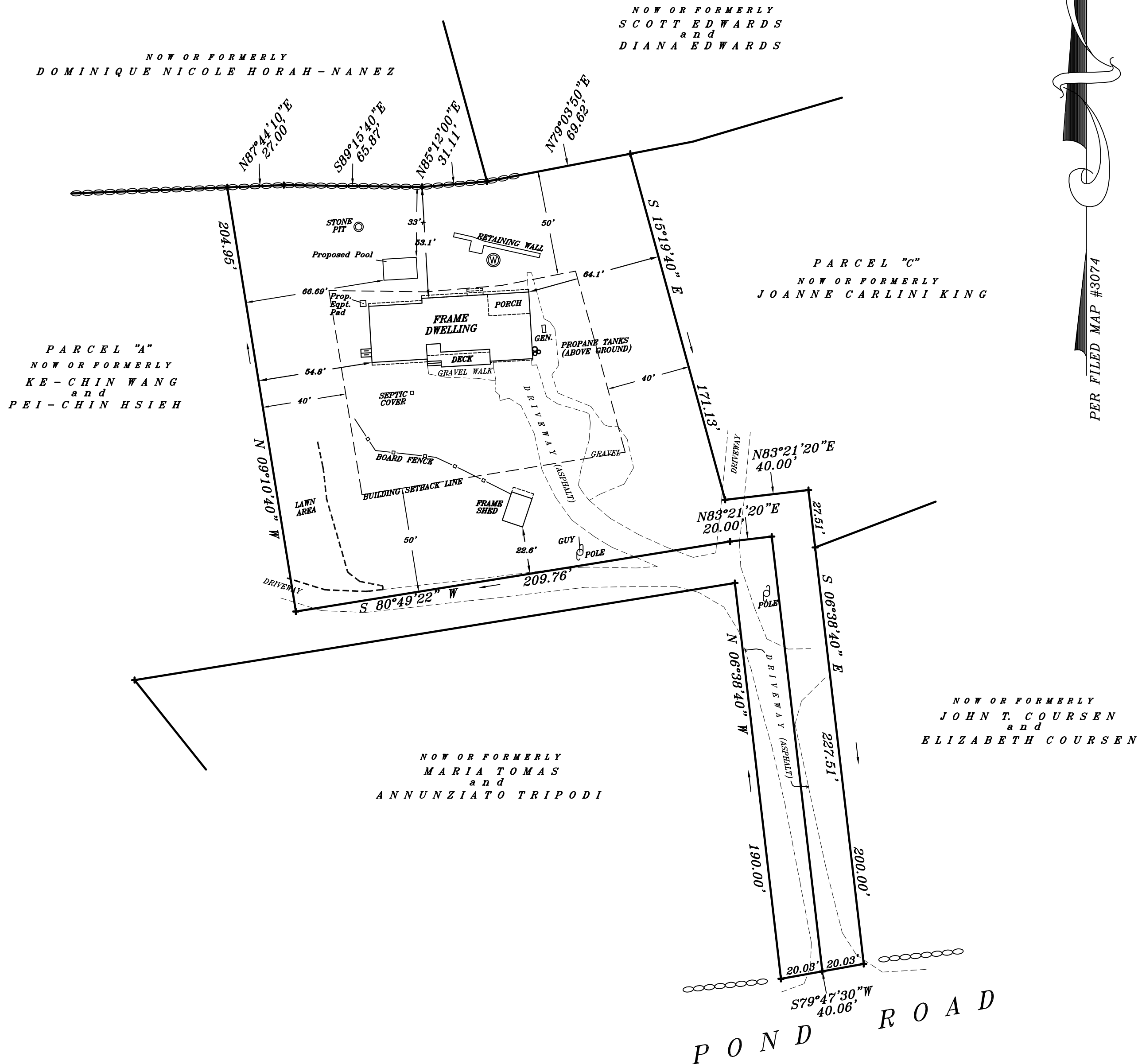


ASSESSORS MAP 18 LOT 13
106 POND ROAD



PER FILED MAP #3074

R-2A ZONING REQUIREMENTS

FRONT/REAR YARD SETBACKS - 50'
SIDE YARD SETBACK - 40'

ALLOWABLE BUILDING COVERAGE - 7%
EXISTING BUILDING COVERAGE - 5.7%
PROPOSED BUILDING COVERAGE - 6.1%

ALLOWABLE SITE COVERAGE - 12%
EXISTING SITE COVERAGE - 10.7%
PROPOSED SITE COVERAGE - 11.1%

USE OF THIS SURVEY BY SUBSEQUENT OWNERS
VOIDS SEAL AND CERTIFICATION HEREON.

SUBJECT TO ELECTRIC AND/OR TELEPHONE COMPANY
EASEMENTS, IF ANY, FOR OVERHEAD AND/OR
UNDERGROUND SERVICE.

SUBSTRUCTURES AND/OR THEIR ENCROACHMENTS BELOW GRADE,
IF ANY, NOT SHOWN.

THE PURPOSE OF THIS MAP IS TO SHOW THE BUILDINGS
AND BUILDING COVERAGE ONLY.

NO OTHER INTERIOR LOCATION DONE AT THIS TIME.

THIS MAP IS NOT TO BE USED FOR CONVEYANCE PURPOSES.

ALTERATIONS OF THIS MAP OTHER THAN BY A LICENSED
LAND SURVEYOR IS ILLEGAL.

REFERENCE HEREBY MADE TO MAP #1019 AND #3074
REFERENCE HEREBY MADE TO VOL. 2455 PG.251
ON FILE IN THE WILTON TOWN CLERKS' OFFICE.

ALL DECLARATIONS ARE VALID FOR THIS MAP AND COPIES THEREOF
ONLY IF THEY BEAR THE EMBOSSED SEAL OF THE SURVEYOR WHOSE
SIGNATURE APPEARS HEREON.

THE TYPE OF SURVEY PERFORMED IS A BUILDING LOCATION SURVEY
AND IS INTENDED TO DEPICT COMPLIANCE OR NONCOMPLIANCE
WITH ZONING REGULATIONS WITH RESPECT TO BUILDING LOCATION.

BOUNDARY DETERMINATION IS BASED ON A DEPENDENT RESURVEY.

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. ON SEPTEMBER 26, 1996.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY
CORRECT AS NOTED HEREON, AND CONFORMS TO THE HORIZONTAL
ACCURACY OF A CLASS "A-2" SURVEY.

R K W
LAND SURVEYING
New Canaan, Connecticut
Tel. 203 - 966 - 3501
Fax 203 - 966 - 3503
Survey date OCTOBER 27, 2020



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

CT. L.S. # 70034

FRANCIS J. WALSH JR.

FILE: UNGAR POND RD

P:\LDD4-20\106 POND RD-WILTON-SURVEY.DWG