PROPERTY INFORMATION:
OWNER: SHARON GERNE TRUSTEE
ADDRESS: 17 SIWANOY LANE
NEW CANAAN, CT.
LOT AREA: 43,615 S.F., 1.001 A.C.
ZONE: 1 ACRE & B RESIDENCE ZONES

SURVEY NOTES:
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.
2. THE TYPE OF SURVEY PERFORMED IS A BUILDING LOCATION MAP, ZONING. THE MAIN PURPOSE OF THIS SURVEY IS TO SHOW INFORMATION NECESSARY TO ENABLE DETERMINATION OF COMPLIANCE WITH APPLICABLE ZONING SETBACK REQUIREMENTS. AS SUCH, IT MAY BE NECESSARY TO DEPICT ONLY A PORTION OF THE PROPERTY. THE ONLY IMPROVEMENT THAT NEEDS TO BE SHOWN ON THE SURVEY IS THE EXISTING OR PROPOSED BUILDING RELATING TO THE MATTER OF ZONING COMPLIANCE BEING ADDRESSED.
3. THE BOUNDARY DETERMINATION IS BASED UPON THE DEPENDENT RESURVEY METHOD.
4. THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS.
5. THE SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN WHICH IT WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.
6. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
7. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYOR'S STAMP OR SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.
8. THIS DECLARATION RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR THIS DECLARATION IS NOT TRANSFERABLE.
9. REFER TO MAP NO. XXXXXX IN NEW CANAAN LAND RECORDS.
10. PROPERTY IS LOCATED IN "1 ACRE" RESIDENCE ZONE AND "B" RESIDENCE ZONE.
11. PROPERTY IS LOCATED IN FLOOD ZONE AE AS SHOWN ON FEMA FLOOD MAP 09001C0386F, DATED JUNE 18, 2010.
13. WETLANDS FLAGGED BY OTTO THEALL SOIL SCIENTIST NORWALK, CT.

BUILDING COVERAGE
EXISTING BUILDING COVERAGE = 2,810± SF
BUILDING COVERAGE ALLOWED = 3,488 SF