N

W E

S

BEARING REF. T.C. #2937

LOT 1 AREA:

105,225± S.F.
2.416± ACRES

LOT 2 AREA:

98,155± S.F.
2.253± ACRES

LOT 2 & 3 ACCESSWAY:

16,085± S.F.
0.369± ACRES

LOT 3 AREA:

110,345± S.F.
2.533± ACRES

LOT 4 AREA:

123,185± S.F.
2.828± ACRES

LOT 1 & 4 ACCESSWAY:

14,972± S.F.
0.344± ACRES

TOTAL AREA:

467,967± S.F.
10.743± ACRES

TOTAL CONSERVATION AREA:
12,359± S.F. ~ 2.832± ACRES

REPRESENTS PEDESTRIAN ACCESS EASEMENT

REPRESENTS EASEMENT "Y" FOR DRIVEWAY PURPOSES

REPRESENTS EASEMENT "X" FOR DRIVEWAY PURPOSES

REPRESENTS CONSERVATION EASEMENT

NOTES:

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. 9/26/96. IT IS A PROPERTY SURVEY & SUBDIVISION MAP BASED ON A RESURVEY OF THE PROPERTY PERIMETER AND A FIRST SURVEY OF LOTS 1 THROUGH 4 CONFORMING TO CLASS "A2" ACCURACY AND IS INTENDED TO BE USED FOR PROPERTY CONVEYANCE PURPOSES.

PROPERTY IS DEPICTED AS LOT XX, IN BLOCK XXX, ON MAP XX IN THE ASSESSORS OFFICE.

PROPERTY IS LOCATED IN "XXXX" ZONE.

ZONE AND SETBACKS ARE SUBJECT TO THE DETERMINATION OF THE ZONING ENFORCEMENT OFFICER.

1)REFER TO MAP Nos. 138A, 198, 2034, 2987, 3241, 3748, 3839, 5342, 5965, & 7049 ON FILE IN THE TOWN CLERKS OFFICE.

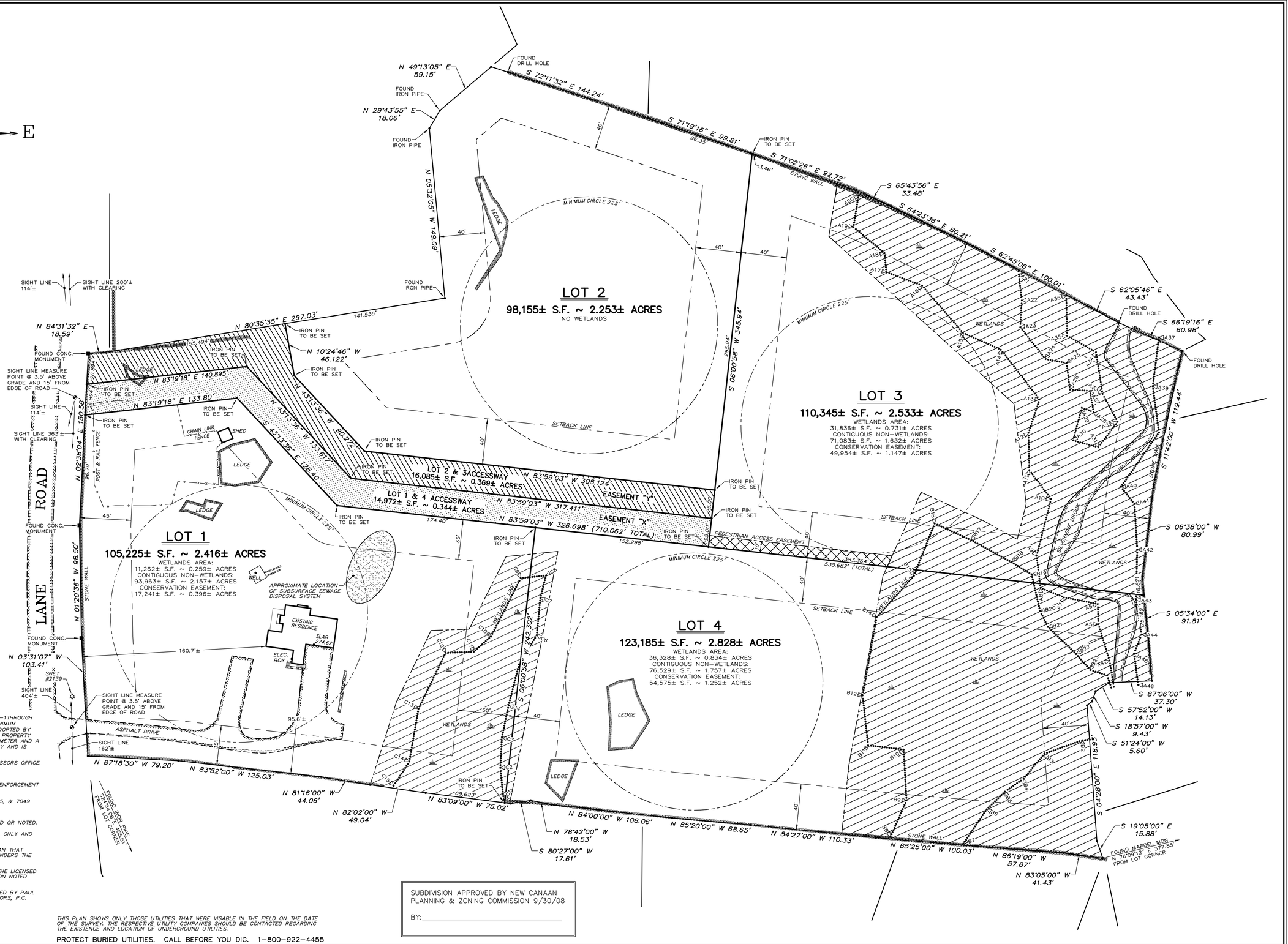
UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT DEPICTED OR NOTED.

DISTANCES DEPICTED +/- FROM BUILDINGS TO PROPERTY LINES ARE SCALED ONLY AND ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE, ANY USE OTHER THAN THAT WHICH WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARERS DECLARATION NULL AND VOID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE LICENSED SURVEYORS LIVE SIGNATURE AND EMBOSSED SEAL, RENDERS ANY DECLARATION NOTED HEREON NULL AND VOID.

WETLANDS FLAGS AND WETLANDS LINES DEPICTED HEREON HAVE BEEN FLAGGED BY PAUL J. JAEHNIG SOIL SCIENTIST AND FIELD LOCATED BY BRAUTIGAM LAND SURVEYORS, P.C.



SUBDIVISION APPROVED BY NEW CANAAN PLANNING & ZONING COMMISSION 9/30/08

BY:_____

THIS PLAN SHOWS ONLY THOSE UTILITIES THAT WERE VISABLE IN THE FIELD ON THE DATE OF THE SURVEY. THE RESPECTIVE UTILITY COMPANIES SHOULD BE CONTACTED REGARDING THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES.

PROTECT BURIED UTILITIES. CALL BEFORE YOU DIG. 1-800-922-4455

BRAUTIGAM LAND SURVEYORS, P.C.

90 South Main Street
Newtown, Connecticut 06470
Telephone (203) 270-7810
Facsimile (203) 270-8392
E-mail Survey1@BrautigamLand.com

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY AND MAP ARE "SUBSTANTIALLY CORRECT" AS NOTED HEREON.

PAUL A. BRAUTIGAM CT. LIC. No. 15166
NY. LIC. No. 050176

THE SURVEY DEPICTED HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE AND EMBOSSED SEAL.

JOB No. 5307002.01	SCALE: 1" = 40'	DRAWN BY: LPC
FIELD NOTES: 162-132	DATE: 5/22/08	CHECKED BY: PAB

©

40 0 40 80 120

5307002-01 PROPERTY SURVEY & SUBDIVISION MAP

No.	DATE	REVISIONS
1	7/18/08	UPDATED ACCESSWAYS & SIGHT LINE MEASUEMENTS
2	6/22/09	ADDED EASEMENT "X" "Y" & PEDESTRIAN ACCESS EASEMENT

PROPERTY SURVEY & SUBDIVISION MAP

PREPARED FOR

JOHN AND JANE DOE

LANE ROAD
NEW CANAAN, CONNECTICUT