

LOCATION MAP SCALE: 1" = 800'

BASE LOT CALCULATION (ALL ENTRIES IN SQUARE FEET)		
1	GROSS LOT AREA	= 44,193 SQ. FT.
2	ABOVE-GROUND UTILITY EASEMENTS	= 0 SQ. FT.
3	STREET AND ROAD	= 0 SQ. FT.
4	OTHER EXCLUSIVE SURFACE EASEMENT	= 0 SQ. FT.
5	TOTAL EASEMENTS AND ROADS (Sum of Lines 2, 3 and 4)	= 0 SQ. FT.
6	WETLANDS AREA	= 0 SQ. FT.
7	STEEP SLOPES OF 25% OR GREATER	= 7,097 SQ. FT.
8	TOTAL WETLANDS/SLOPES (Sum of Line 6 & 7)	= 7,097 SQ. FT.
9	WETLANDS/SLOPES REDUCTION 0.8 x LINE # 8	= 5,678 SQ. FT.
10	BASE LOT AREA (Lines 1, Minus Line 5 and Line 9)	= 38,515 SQ. FT.

RIVER OAKS ROAD

RIVER OAKS ROAD

NOW OR FORMERLY  
LAND OF  
**MATTHEW STELLATO & ERIKA STELLATO**  
9 RIVER OAKS ROAD  
(REFER TO RECORD DEED VOL. 3413, PAGE 113, W.L.R.)

ACCESSWAY AREA  
AREA = 4,805 SQ. FT.  
or 0.1103 AC.

NOW OR FORMERLY  
LAND OF  
**MICHAEL L. ALTIS**  
11 RIVER OAKS ROAD  
(REFER TO RECORD DEED VOL. 1779, PAGE 013, W.L.R.)

CONSERVATION EASEMENT  
MUDDY BROOK

STATE OF CONNECTICUT  
NOW OR FORMERLY  
LAND OF  
ENTRANCE RAMP FOR ROUTE # 1-95

LOT "B"

LOT AREA = 51,525 SQ. FT. or 1.1828 ACRES  
ACCESSWAY AREA = 4,805 SQ. FT. or 0.1103 AC.  
TOTAL AREA = 56,330 SQ. FT. or 1.2931 ACRES

NOW OR FORMERLY  
LAND OF  
**MICHAEL L. ALTIS**  
11 RIVER OAKS ROAD  
(REFER TO RECORD DEED VOL. 1779, PAGE 013, W.L.R.)

ZONING/LOCATION SURVEY  
MAP OF PROPERTY

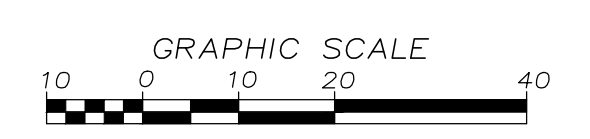
PREPARED FOR

**River One Building LLC**

11A RIVER OAKS ROAD

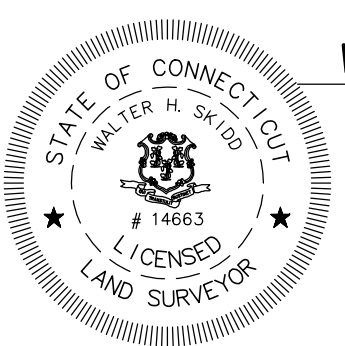
WESTPORT, CONNECTICUT

SCALE: 1" = 20' SEPT. 19, 2019

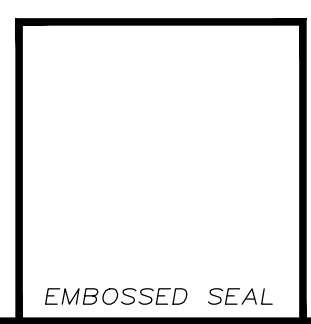


WALTER H. SKIDD - LAND SURVEYOR LLC

To the best of my knowledge and belief this map is substantially correct as noted hereon.



WALTER H. SKIDD, L.S. Conn. Reg. # 14663  
1992 STRATFIELD ROAD - FAIRFIELD, CONN.  
TELEPHONE (203) 373-0401



THIS SURVEY WAS PREPARED FOR A SPECIFIED PURPOSED. ANY USE OTHER THAN THAT WHICH IT WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OR SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.

THE DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR. THE DECLARATION IS NOT TRANSFERABLE.

THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE OR EMBOSSED SEAL.

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 THE INFORMATION NECESSARY TO ENABLE DETERMINATION OF COMPLIANCE OR NON-COMPLIANCE WITH THE APPLICABLE ZONING SETBACK REQUIREMENTS. AS SUCH, IT MAY BE NECESSARY TO DEPICT ONLY A PORTION OF THE PROPERTY. THE ONLY IMPROVEMENT THAT NEED BE SHOWN 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. VERTICAL DATA CONFORMS TO A CLASS T-2 STANDARDS, REFERS TO NAVD '88 DATUM BASED ON GPS READING.
- 5) THE SUBJECT PROPERTY IS SHOWN AS TAX LOT 4 ON ASSESSOR'S MAP F-06.
- 6) THE SUBJECT PROPERTY IS LOCATED IN 'AA' RESIDENCE ZONE.
- 7) THE SUBJECT PROPERTY IS OWNED BY RIVER ONE BUILDING LLC REFER TO RECORD DEED VOL. 3771, PG. 008 ON FILE IN THE OFFICE OF THE WESTPORT TOWN CLERK.
- 8) WETLAND LINE FLAGGED BY WILLIAM L. KENNY, SOILS SCIENTIST.
- 9) THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X, FLOOD ZONE X (SHADED) & FLOOD ZONE AE (EL 10) AS SHOWN ON FEMA MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 552 OF 626 CONTAINS; COMMUNITY TOWN OF WESTPORT, NUMBER 090019 PANEL 0552, SUFFIX G, MAP NUMBER 09001C0552G, MAP REVISED JULY 8, 2013".

MAP REFERENCE:

RECORD MAP # 9676, W.L.R. ENTITLED "RESUBDIVISION MAP FOR LOTS A & B EXISTING CONDITIONS 11 & 11A RIVER OAKS ROAD WESTPORT, CONNECTICUT ASSESSOR'S MAP 5317-2 LOTS 4-25-B & 4-25-A PREPARED FOR MOUNTAIN VALLEY BUILDERS, LLC SCALE: 1" = 40' DATE: APRIL 15, 2003 ... REV. 12/22/04" PREPARED BY MICHAEL A. NATALE CT. L.S. No. 15569 FOR LAND ENGINEERS ASSOCIATES, INC.

RECORD MAP # 8001, W.L.R. ENTITLED "MAP SHOWING EQUAL AREA EXCHANGE ON PROPERTY OWNED BY MADELINE GLAD WESTPORT, CONN. SCALE 1" = 60' OCT. 13, 1982" CERTIFIED TO THE STANDARDS OF CLASS A-2 SURVEY BY JOHN T. CAHILL, L.S. CONN. REG. 5030.

RECORD MAP # 6147, W.L.R. ENTITLED "MAP PROPERTY PREPARED FOR MADELINE GLAD WESTPORT, CONN. SCALE 1" = 60' FEB. 28, 1966" BY JOHN T. CHILL - LAND SURVEYOR WESTPORT, CONN. CERTIFIED SUBSTANTIALLY CORECT JOHN T. CAHILL, L.S. CONN. REG. 5030.