

NOTES:

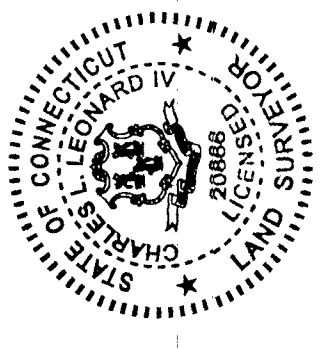
- This survey and map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
- It is an Improvement Location Survey based upon a Resurvey and is intended to depict the position, location, and dimensions of improvements, vertically, between particular existing or proposed improvements with respect to applicable municipal or statutory requirements. The purpose is to enable determination of compliance with said improvements.
- This survey conforms to Horizontal Accuracy Class A-2.
- Total Area = 37,021 sq. ft.; 0.8499 Acres.
- Parcel is located in Residential Zone 'AA'.
- Property shown on Assessors map 5446, as tax lot 26-11.
- No abstract of title, nor title commitment provided, all documents of record reviewed are noted hereon.
- Underground improvements or encroachments if any are not shown.
- Reference is hereby made to the Westport Wetland Regulations for proper conservation setback distances per intended use.
- Lot does not contain inland wetlands per Town of Westport Interactive G.I.S. application. For more specific inland wetland determinations a licensed soil scientist should be consulted.
- Property located in flood zone 'X' as per National Flood Insurance Program, Flood Insurance Rate Map, for the Town of Westport CT, Community No. 05001C, Panel No. 414, Map Effective Date 8 July 2013.
- Contour interval is 2 ft. Datum is approximate MLLW 1988.
- Deed Reference:
- The word 'certify' is understood to be an expression of professional opinion by the Land Surveyor which is based on his or her best knowledge, information and belief and as such it constitutes neither a guarantee or warranty.
- Building dimensions shown are for coverage purposes only and are not to be used for construction.
- The Building and Conservation setback lines depicted are the surveyors interpretation of the regulations. These setback determinations are subject to change based upon the municipal, federal, and/or state departmental interpretation and/or changes in regulations affecting setbacks. The municipal zoning enforcement officer has current knowledge and authority in this determination and must be consulted prior to design and/or building of improvements on the property.
- Surveyor will measure to buildings exterior finish for all building offset distances and for final coverage calculations.

18. Map References:
 A. Plot shown as lot '11' on a certain map entitled "Map of Chapel Hill" Westport Land Records Map No. 2078 Scale 1" = 50'. May 1946 By Charles Lyman L.S.

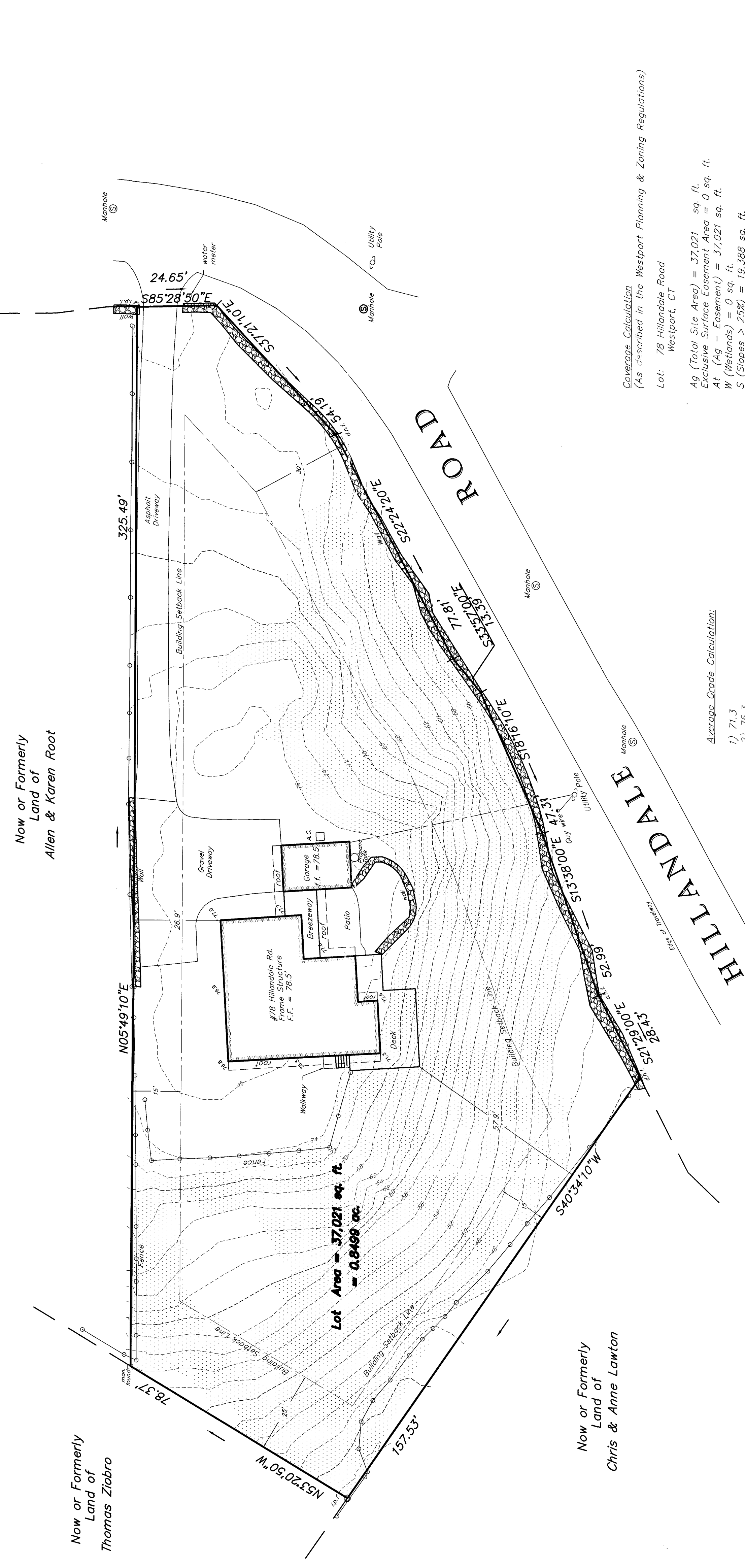
PLOT PLAN
 PREPARED FOR

DAVIS GONZALES & MICHAEL FROMM
 78 HILLDALE ROAD
 WESTPORT ~ CONNECTICUT
 SCALE 1 in. = 20 ft. 2 MAY 2024

LEONARD SURVEYORS LLC
 "CERTIFIED SUBSTANTIALLY CORRECT"
 CLASS A-2 ACCURACY



Charles Leonard
 CHARLES L. LEONARD IV, L.S., CONN. REG. NO. 20868



Average Grade Calculation:

- 71.3
- 75.3
- 76.8
- 76.9
- 77.0
- 77.7
- 77.8
- 72.6

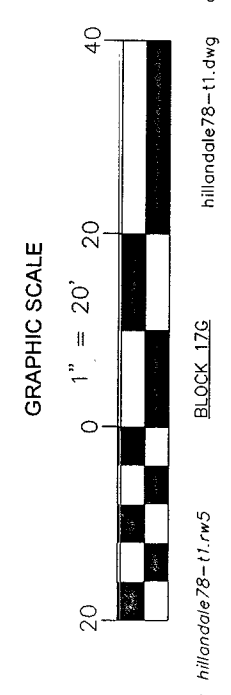
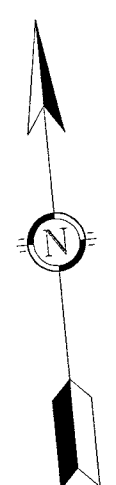
Total = 605.2
 Number of Spots = 8
 Average Grade = 75.7'

Coverage Calculation
 (As prescribed in the Westport Planning & Zoning Regulations)

- Lot: 78 Hillendale Road Westport, CT
- Ag (Total Site Area) = 37,021 sq. ft.
 - Exclusive Surface Easement Area = 0 sq. ft.
 - W (Easement) = 37,021 sq. ft.
 - S (Setbacks) = 0 sq. ft.
 - Abc (Ab = 0.2(W + S)) = 17,633 sq. ft.
 - Abc (Ab + 0.2(W + S)) = 21,510 sq. ft.

The base lot area to be used for the computation of the Maximum Allowable Lot Coverage = 21,510 sq. ft. x 25% = 5,377 sq. ft.
 Maximum Allowable Lot Coverage = 5,377 sq. ft.
 Existing Driveway Area = 3,060 sq. ft.
 Existing Building Area = 2,825 sq. ft.
 Existing Lot Coverage = 5,885 sq. ft. = 27.36%

DATE	REVISION TABLE	DESCRIPTION



LEONARD SURVEYORS LLC
 430 POST ROAD EAST
 WESTPORT, CONNECTICUT 06880
 PHONE (203) 441-1827
 FAX (203) 441-1827

Now or Formerly
 Land of
 Allen & Karen Root

Now or Formerly
 Land of
 Thomas Ziobro

Now or Formerly
 Land of
 Chris & Anne Lawton

Lot Area = 37,021 sq. ft.
 = 0.8499 ac