

LOCATION MAP

SCALE: 1" = 1000'

PROPERTY INFORMATION:

OWNER: WESTPORT COUNTRY PLAYHOUSE INC.  
 ADDRESS: 25 POWERS COURT  
 WESTPORT, CT

LOT AREA: 135,399 SF, 3.108 AC  
 ZONE: "A" RESIDENCE  
 DEED: BK. 3040 PG. 43

MAP: D10  
 LOT: 095

REVISION DATE: ISSUE

# LANDTECH

SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING  
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PREPARED FOR:  
**DAN GABRIELLE**

PROJECT LOCATION:  
**27 POWERS COURT  
 WESTPORT, CT**

DRAWING TITLE:  
**PARTIAL  
 ZONING LOCATION SURVEY**

PROJECT No. **22199-01**

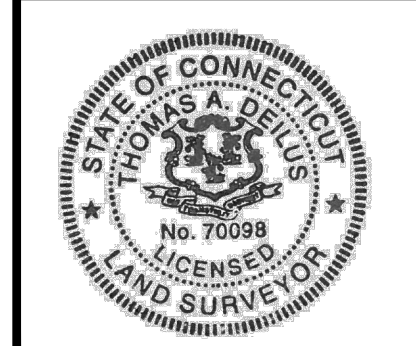
DATE: **10/26/2023** DRAWN BY: **L.A.M.** CHECKED BY: **T.A.D.**

SCALE: 1" = 10'  
 IN FEET

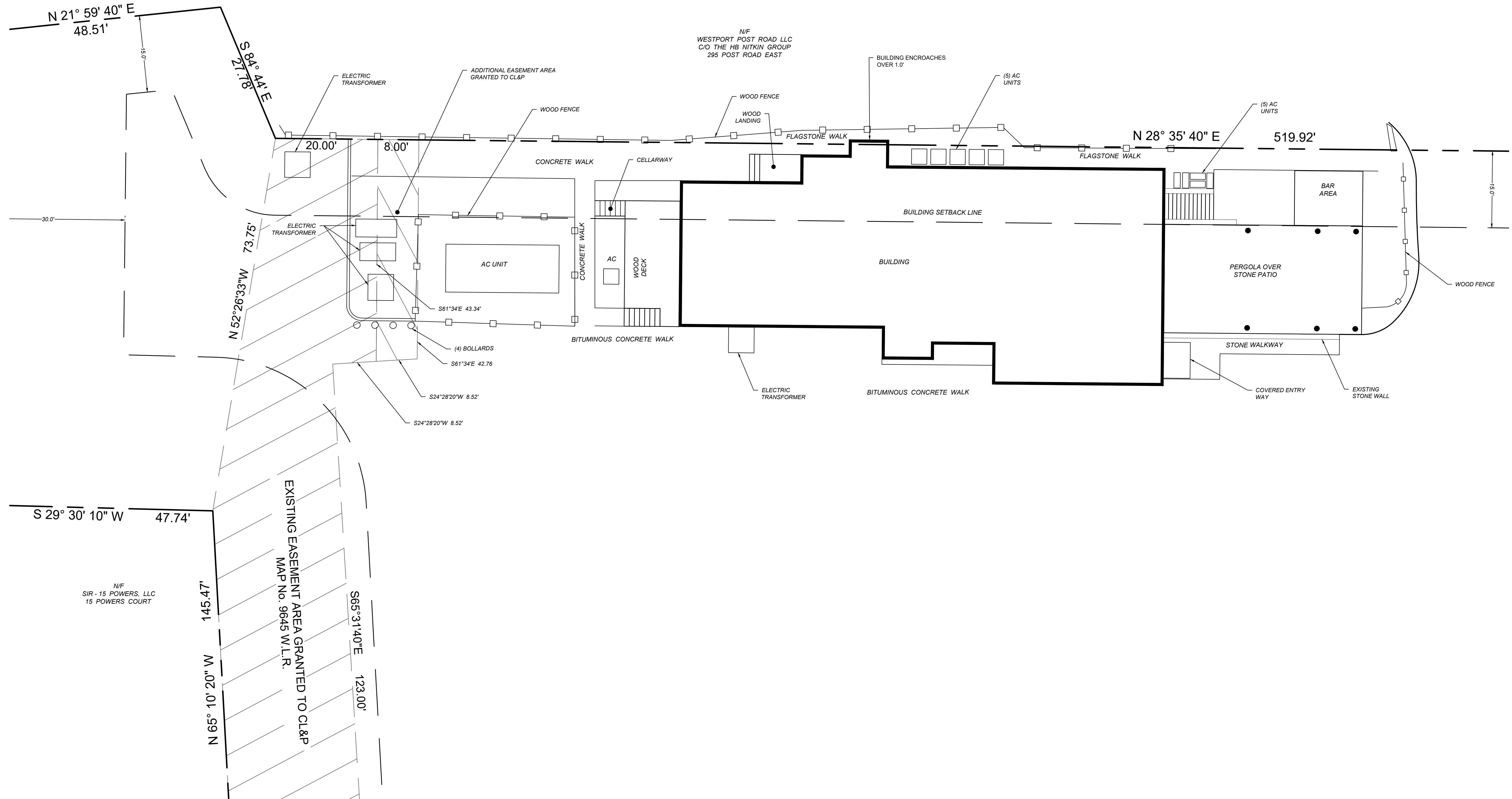
TO MY KNOWLEDGE AND BELIEF THIS MAP IS  
 SUBSTANTIALLY CORRECT AS NOTED HEREON

**THOMAS A. DEILUS, LAND SURVEYOR**  
 CT. REGISTRATION NO. 70098

THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID  
 WITHOUT THE LICENSED SURVEYOR'S LIVE SIGNATURE AND SEAL.



## SV-1.0



- 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 OCTOBER 26, 2018.
  2. THIS SURVEY IS A ZONING LOCATION & TOPOGRAPHIC SURVEY WITH THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A - 2" AND VERTICAL ACCURACY CLASS "T - 2" AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENT WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.
  3. THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE, ANY USE OTHER THAN FOR THAT WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.
  4. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
  5. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYOR'S STAMP OF SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.
  6. THIS DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR THIS DECLARATION IS NOT TRANSFERABLE.
  7. REFER TO MAP NO. 9645, IN WESTPORT LAND RECORDS.
  8. SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD ZONE "X" AS SHOWN ON FEMA FIRM PANEL NO. 09001C 0413G, EFFECTIVE JULY 8, 2013.

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T:\ACTIVE PROJECTS\22199-01 GABRIELLE - 27 POWERS COURT - WESTPORT SURVEY\GABRIELLE - 27 POWERS COURT - SURVEY.DWG