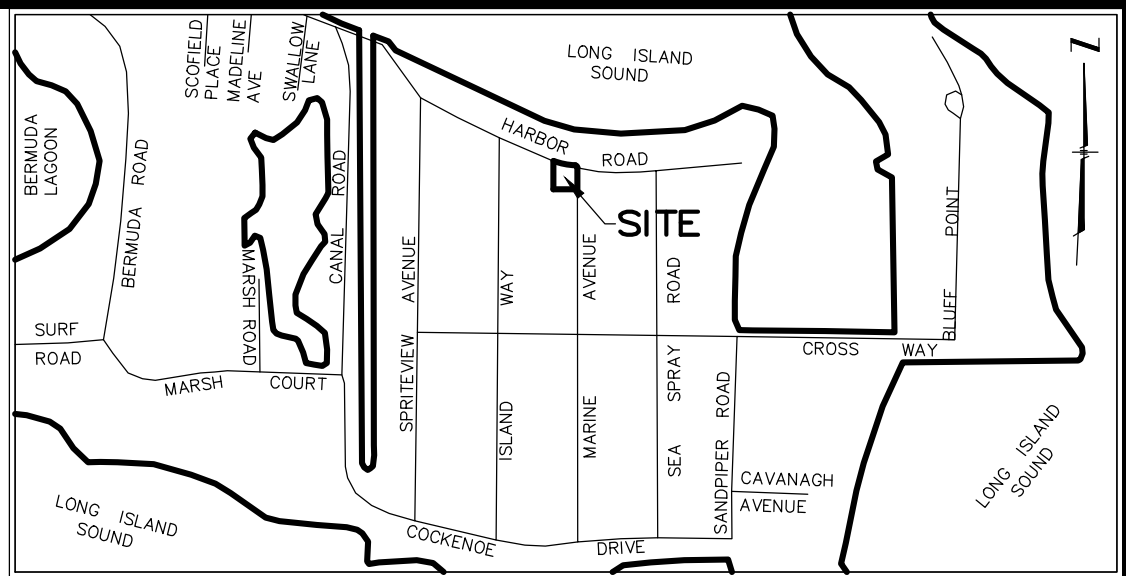


- NOTES:**
- 1) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., 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 160 ON ASSESSOR'S MAP B-02.
  - 6) THE SUBJECT PROPERTY IS LOCATED IN 'A' RESIDENCE ZONE.
  - 7) THE SUBJECT PROPERTY IS OWNED BY ANTE JELCIC REFER TO RECORD DEED VOL. 3762, PG. 350 ON FILE IN THE OFFICE OF THE WESTPORT TOWN CLERK.
  - 8) SETBACK LINES SHOWN ARE BASED ON SECTION 6-3.1 OF THE ZONING REGULATIONS FOR NON-CONFORMING LOTS.
  - 9) THE SUBJECT PROPERTY IS LOCATED WITHIN THE COASTAL AREA MANAGEMENT ZONE.
  - 10) THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE AE (EL 13) AS SHOWN ON FEMA MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 551 OF 626 CONTAINS: COMMUNITY TOWN OF WESTPORT, NUMBER 090019, PANEL 0351, SUFFIX G, MAP NUMBER 09001C0551G, MAP REVISED JULY 8, 2013.



**LOCATION MAP** SCALE: 1" = 800'

**BASE LOT CALCULATION (ALL ENTRIES IN SQUARE FEET)**

1	GROSS LOT AREA	=	10,405 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	=	0 SQ. FT.
8	TOTAL WETLANDS/SLOPES (Sum of Line 6 & 7)	=	0 SQ. FT.
9	WETLANDS/SLOPES REDUCTION (0.8 x LINE # 8)	=	0 SQ. FT.
10	BASE LOT AREA (Lines 1, Minus Line 5 and Line 9)	=	10,405 SQ. FT.

**AVERAGE GRADE AROUND RESIDENCE:**  
 $6.8+7.7+8.3+8.1+7.9+7.3+7.1+7.5+7.6+7.2+7.0+7.4+7.7+7.9+7.4+6.9+6.9+6.8 = 133.5/18 = 7.41$

ELEVATION OF ROOF #1 PEAK = 41.11  
 ELEVATION OF ROOF #1 EAVE = 35.69

ELEVATION OF ROOF #1 MIDPOINT =  $41.11+35.69 = 76.80/2 = 38.40$

**HEIGHT OF ROOF #1:**  
 ELEVATION OF ROOF #1 MIDPOINT - AVERAGE GRADE =  $38.40-7.41 = 30.99$  FEET

ELEVATION OF ROOF #2 FLAT ROOF = 38.19

**HEIGHT OF ROOF #2 FLAT ROOF:**  
 ELEVATION OF ROOF #2 FLAT ROOF - AVERAGE GRADE =  $38.19-7.41 = 30.78$  FEET

ELEVATION OF ROOF #3 PEAK = 41.11  
 ELEVATION OF ROOF #3 EAVE = 35.29  
 ELEVATION OF ROOF #3 MIDPOINT =  $41.11+35.29 = 76.40/2 = 38.20$

**HEIGHT OF ROOF #3:**  
 ELEVATION OF ROOF #3 MIDPOINT - AVERAGE GRADE =  $38.20-7.41 = 30.79$  FEET

**BUILDING COVERAGE:**  
 RESIDENCE, PORCH & DECKS ..... 2,027.5 SQ. FT. = 22.10 %

**LOT COVERAGE:**  
 BUILDING LOT COVERAGE ..... 2,027.5 SQ. FT.  
 PERMEABLE STONE DRIVEWAY ..... 839 SQ. FT.  
 TOTAL LOT COVERAGE ..... 2,914.6 SQ. FT. = 28.01 %

**AREA = 10,405 SQ. FT.**  
**or 0.2429 ACRES**

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.

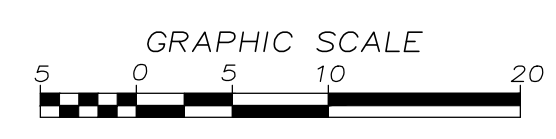
THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE OR EMBOSSED SEAL.



**ZONING/LOCATION SURVEY**  
**MAP OF PROPERTY**

PREPARED FOR  
**Ante Jelcic**  
 120 HARBOR ROAD  
 WESTPORT, CONNECTICUT

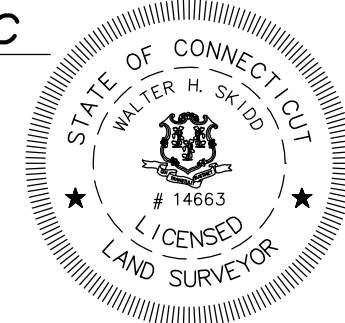
SCALE: 1" = 10' AUGUST 2, 2021



**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



**MAP REFERENCE:**  
 RECORD MAP # 2430, W.L.R. ENTITLED "SECOND REVISED MAP OF SAUGATUCK SHORES AT SAUGATUCK, CONN. SCALE 1" = 100 FT. MAR. 1930. THE SAMUEL W. HOYT, JR., CO., INC. CIVIL ENGINEERS, AND SURVEYORS SO. NORWALK, CONN." CERTIFIED SUBSTANTIALLY CORRECT FREDERICK P. STABELL, SURVEYOR (VICE PRES. FOR THE HOYT CO.)