Project: 04-183
Name: Lenhart

21st Century Technology

19th Century Service

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W E
S
Juliano Associates
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0' 20' 40' 60'

SURVEYOR'S NOTES:

1. THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH STANDARDS ENACTED BY THE STATE OF CONNECTICUT (SECTIONS 20–300B–1 THRU 20–300B–20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES) EFFECTIVE JUNE 21, 1996 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

2. THE TYPE OF SURVEY PERFORMED IS A ZONING LOCATION SURVEY AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENTS WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS. THE PURPOSE OF THIS TYPE OF SURVEY IS TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REQUIREMENTS. ONLY THOSE PORTIONS OF THE PROPERTY PERTINENT TO THE ISSUES BEING ADDRESSED MUST BE DEPICTED. NO OTHER IMPROVEMENTS OR FEATURES NEED BE DEPICTED.

3. THE BOUNDARY DETERMINATION CATEGORY IS A DEPENDENT RESURVEY PARCEL #1 DEPICTED ON THE MAP REFERENCED IN NOTE 8.

4. THIS SURVEY CONFORMS TO A HORIZONTAL ACCURACY STANDARD OF CLASS A–2.

5. AZIMUTHS ARE BASED UPON MAGNETIC NORTH, NOVEMBER 11, 2004, AND COORDINATES ARE BASED UPON AN ASSUMED SYSTEM.

6. THE TOTAL AREA OF PARCEL 1 IS 73,238± SQUARE FEET (1.68± ACRES). THE AREA OF PARCEL 1 (EXCLUSIVE OF THE RIGHT OF WAY) IS 66,676± SQUARE FEET (1.53± ACRES). THE AREA OF THE RIGHT OF WAY THROUGH PARCEL 1 TO PARCEL 2 IS 6,562± SQUARE FEET (0.15± ACRES).

7. THE PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE(S): ZONE AE (SPECIAL FLOOD HAZARD AREA INUNDATED BY 100–YEAR FLOOD – BASED FLOOD ELEVATION DETERMINED TO BE 315') AND ZONE X UNSHADED (AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOOD PLAIN) AND ZONE X SHADED (AREAS OF 500–YEAR FLOOD; AREA OF 100–YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100–YEAR FLOOD) AS DEPICTED ON FLOOD INSURANCE MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NUMBER 090018 0001 C DATED DECEMBER 19, 1997.

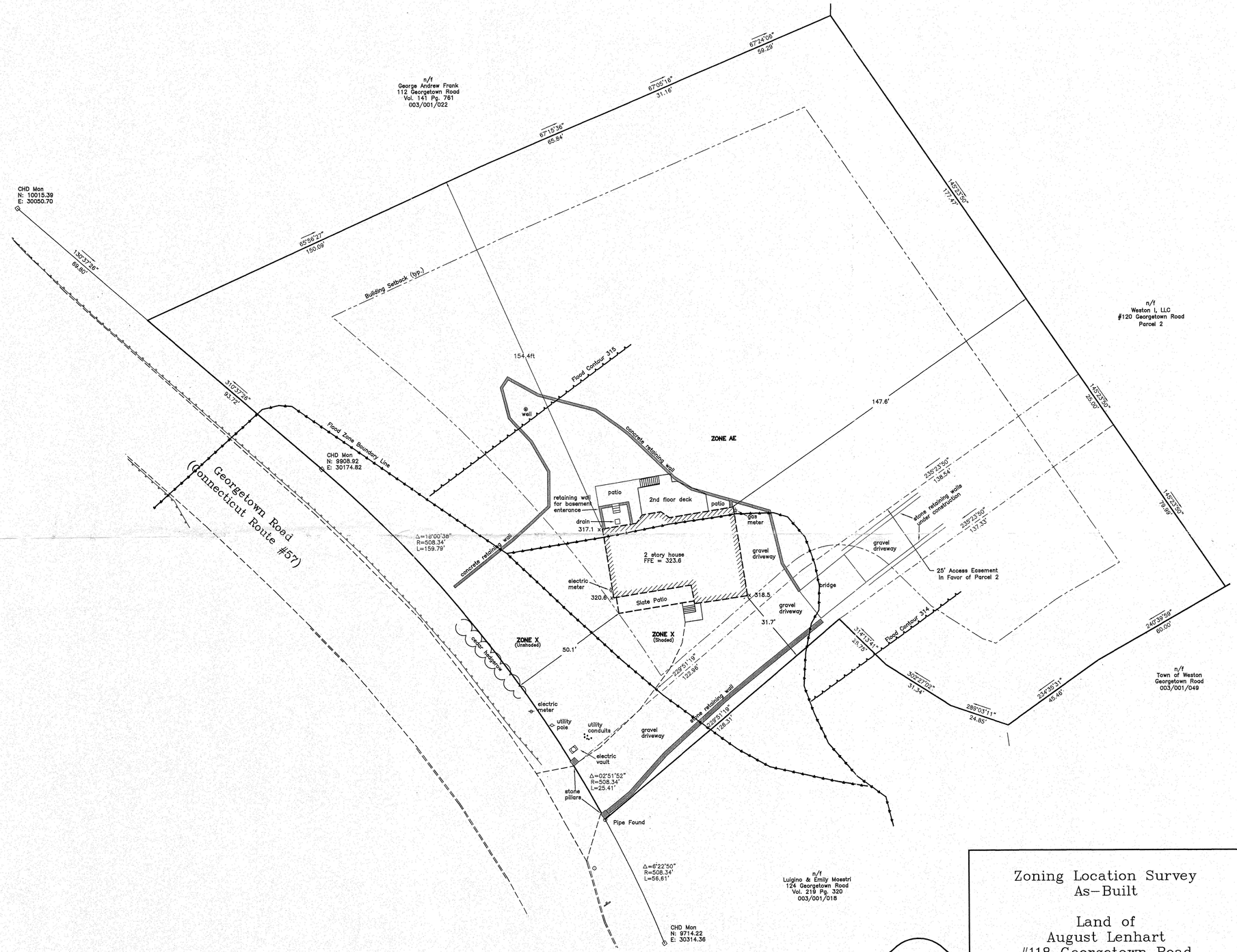
8. REFERENCE IS MADE TO THE FOLLOWING MAP:
"PROPERTY SURVEY LAND OF BETTY C. COLEY, #118 & #120 GEORGETOWN ROAD, WESTON CONNECTICUT."
SCALE 1" = 40' DATED 2/14/05 REVISED 12/6/06 BY JULIANO ASSOCIATES.

9. PROPERTY IS SUBJECT/PRIVILEGED TO: RIGHTS, RESTRICTIONS, ENCUMBRANCES, COVENANTS, EASEMENTS, ETC. AS THE RECORD MAY APPEAR.

10. GEORGETOWN ROAD (ROUTE 57) IS A STATE HIGHWAY WITH A DESIGNATED SIXTY (60) FOOT RIGHT–OF–WAY IN FRONT OF #118 GEORGETOWN ROAD.

11. THIS BOUNDARY OPINION WAS MADE AND SURVEY MAP PREPARED FROM INFORMATION CONTAINED IN DEEDS AND MAPS OF RECORD, ALONG WITH PHYSICAL EVIDENCE LOCATED DURING THE ORIGINAL FIELD SURVEY.

12. EXISTING FOUNDATION WAS FIELD LOCATED (AS–BUILT) ON OCTOBER 26, 2007 AND FINAL AS–BUILT WAS PERFORMED ON JULY 7, 2008. NO OTHER FIELD OR TITLE UPDATE HAS BEEN PERFORMED SINCE THE INITIAL SURVEY DATED 2/14/05 REFERENCED IN NOTE 8.



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

David W. Juliano L.S. #08033
Ronald C. Hurlburt L.S. #70186
Christopher S. Juliano L.S. #19725

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DATE	DESCRIPTION
2/18/10	FLOOD ZONE BOUNDARIES DEPICTED
7/10/08	FINAL AS–BUILT FIELD LOCATED ON 7/7/08

REVISIONS

JULIANO 1973 2007 ASSOCIATES
Engineers & Surveyors
405 Main Street (Yalesville)
Wallingford, Connecticut
(203) 265–1489

Zoning Location Survey
As–Built

Land of
August Lenhart
#118 Georgetown Road
Weston, Connecticut

Drawn: AKESSLER	Date: 10/26/07	Scale: 1" = 20'
Designed: AKESSLER		
Checked: RHURLBURT	Project no.: 04–183	Sheet: 1 of 1
Released: CJULIANO		Revision : B

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