

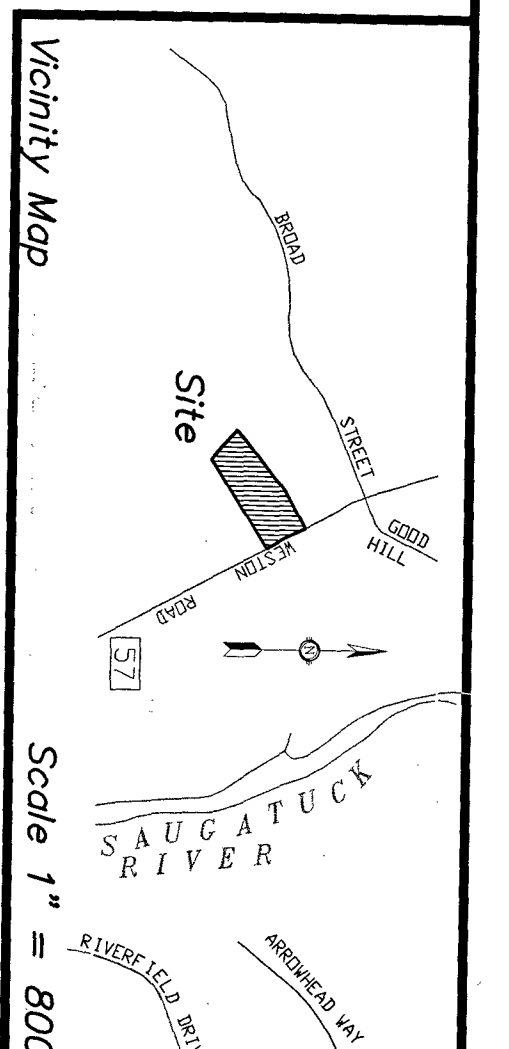
DATE	REVISION TABLE	DESCRIPTION

**LEONARD SURVEYORS LLC**  
 100 WEST ROAD EAST  
 WESTPORT, CT 06890  
 PHONE: (203) 298-1981

MIN. LOT AREA	SECTION	REQUIRED	ACTUAL
321.4	321.4	2 ACRE	2.07 ACRE
MIN. RECTANGLE	321.5	170' X 200'	170' X 200'
MIN. LOT FRONTAGE	321.5	50'	183.33'
SETBACKS	321.6	50'	
FRONT	321.6	50'	50'
SIDE	321.6	30'	30'
REAR	321.6	30'	30'
WATERCOURSE	321.7	100'	100'
MAX. BLDG. COVERAGE	321.7	15%	15%
MAX. BLDG. HEIGHT	321.8	35'	35'

GENERAL REQUIREMENTS  
 DISTRICT R-2A

- NOTES:**
1. 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.
  2. It is an Improvement Location Survey based upon a Resurvey and is intended to depict the position, horizontally and, where required, 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.
  3. This survey conforms to Horizontal Accuracy Class A-2.
  4. Total Area = 89,979 sq. ft.; 2.0656 Acres.
  5. Parcel is located in 2 Acre Residential Zone.
  6. Property shown on Assessors map 31, block 6, as tax lot 4.
  7. No abstract of title, nor title commitment provided, all documents of record reviewed are noted herein.
  8. Underground improvements or encroachments if any are not shown.
  9. Reference is hereby made to the Westport Wetland Regulations for proper conservation setback distances per intended use.
  10. Inland Wetlands flagged by Soil Scientist Mary Joehning and Located by Leonard Surveyors on 7 March 2025.
  11. Property located in flood zone 'X' (unshaded, area of minimal flooding) as per National Flood Insurance Program, Flood Insurance Rate Map, for the Town of Westport, CT, Community No. 09001C Panel No. 411, suffix F, Map Effective Date 18 June 2010.
  12. 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.
  13. Building dimensions shown are for coverage purposes only.
  14. 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.
  15. Surveyor will measure to buildings exterior finish for all building offset distances and for final coverage calculations.
  16. Map References:  
 A. Property shown as lot '9' on a certain map entitled, "Subdivision Map Prepared for John Lomazzo and Sons", Westport Land Records Map No. 2662  
 Scale 1" = 80', Rev. to: 6 June 1980  
 By Leo Leonard, P.E. & L.S.



**PLOT PLAN**  
 PREPARED FOR  
**40 WESTON ROAD LLC**  
 40 WESTON ROAD  
 WESTPORT CONNECTICUT  
 SCALE: 1 in. = 30 ft. 12 MARCH 2025

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

*Charles L. Leonard*  
 CHARLES L. LEONARD IV, L.S., COMM. REG. NO. 37898

