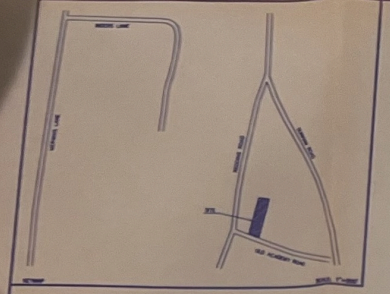


NOTES:

1. This survey and map has been prepared in accordance with the Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Survey and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is an Improvement Location Survey based upon a Dependent Resurvey and conforms to Horizontal Accuracy Class A-2.

2. Map References:
   A. Refer to map entitled "Property of Edith M. Wetmore and The Estate of Willard C. Wetmore" Fairfield, CT November 6, 1945, Revised June 1954.

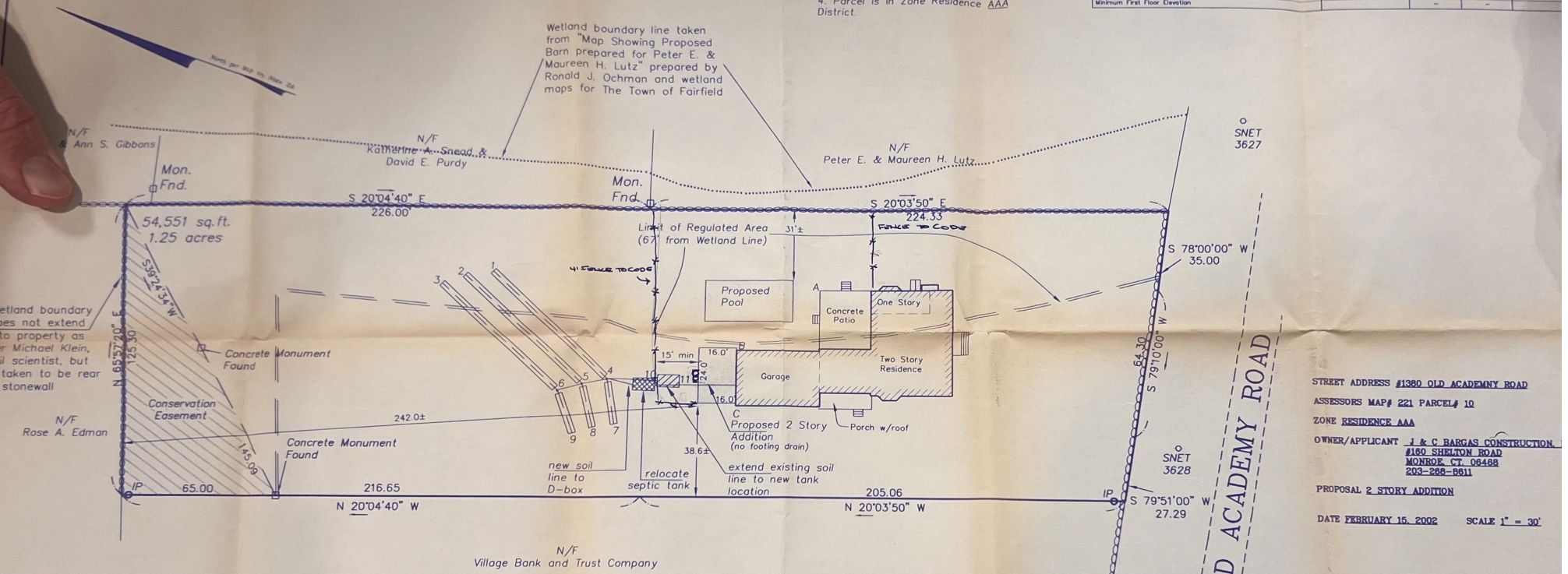
   B. Refer to map entitled "Map showing suggested Partition of Property of Beverly Realty Corp." Redding Road, Old Academy Road, & Dunham Road Dated Feb. 23, 1946, Scale: 1"=100'.

   C. Refer to Volume 1806, page 84, 86.

3. The parcel is in F.E.M.A. zone X. Per Fairfield County Community Panel 090007 #0004 C, Revised October 06, 1998, Panel 4 of 11.

4. Parcel is in Zone Residence AAA District.

RESIDENCE AAA DISTRICT	MINIMUM REQUIRED MAXIMUM ALLOWED	EXISTING CONDITIONS	PROPOSED CONDITIONS	AS-BUILT CONDITIONS
Minimum Lot Area	87,120	54,551	54,551	
Minimum Square On Lot	200	125	125	
Minimum Lot Frontage	20	126.59	126.59	
MINIMUM SETBACK				
Setback From Street Line	60	79.1±	79.1±	
Setback From Side Property Lines - One Story	60	--	--	
Setback From Side Property Lines - More Than One Story	60	72.9±	69.6±	
Setback From One Side Property Lines	30	34.7±	31±	
Setback From Rear Property Lines	50	258.1±	242±±	
Setback From Street Line On A Corner Lot - One Story	60	--	--	
Setback From Street Line On A Corner Lot - More Than One Story	60	--	--	
MINIMUM FLOOR AREA				
Floor Area - One Story Building	1,200	--	--	
Floor Area - Split Level Building	1,500	--	--	
Floor Area - Two Or More Story Building Total Floor Area	1,500	3929±	4313±	
Floor Area - Two Or More Story Building Ground Floor Area	1,000	2092±	2236±	
Maximum Height For A Building Or Structure	40	33.5±	33.5±	
Maximum Number Of Stories Per Building	3	2	2	
Maximum Building Lot Coverage As A Percentage Of Lot Area	10%	6.9±%	7.2±%	
Maximum Building Floor Area As A Percentage Of Lot Area	20%	8.8±%	9.4±%	
Minimum First Floor Elevation		--	--	



	HOUSE CORNER A	HOUSE CORNER B	HOUSE CORNER C
TRENCH 1	141.0	110.1	119.8
TRENCH 2	152.8	121.0	129.6
TRENCH 3	162.5	131.7	137.0
TRENCH 4	99.7	57.0	57.7
TRENCH 5	112.8	68.4	67.9
TRENCH 6	121.4	77.0	77.6
TRENCH 7	105.4	60.4	51.8
TRENCH 8	114.4	69.3	61.5
TRENCH 9	122.7	78.1	70.4
TANK 10	80.3	35.9	34.9
TANK 11	73.5	28.5	25.6

STREET ADDRESS #1380 OLD ACADEMY ROAD

ASSESSORS MAP# 221 PARCEL# 10

ZONE RESIDENCE AAA

OWNER/APPLICANT J & C BARGAS CONSTRUCTION
#160 SHELTON ROAD
MONROE, CT. 06468
203-268-8611

PROPOSAL 2 STORY ADDITION

DATE FEBRUARY 15, 2002 SCALE 1" = 30'

IMPROVEMENT LOCATION SURVE

PREPARED FOR

J. & C. BARGAS
CONSTRUCTION CO. LLC

#1380 OLD ACADEMY ROAD
FAIRFIELD, CONNECTICUT
JUNE 13, 2001

APPROVED
FOR ZO[illegible]MPLIANCE
FOR 15'x30' inground pool
8/19/02
Zoning Enforcement Officer

0 1" = 30' 30 60

THE HUNTINGTON COMPANY,
ENGINEERS & SURVEYORS
FAIRFIELD CONNECTICUT

[illegible] knowledge and belief, this map is substantially correct as noted [illegible].

Walter H. Jobst Jr.
P.E & L.S. #12577

[illegible]cument and copies thereof are valid only if they bear the [illegible]e and embossed seal of the designated licensed professional. [illegible]orized alterations render any declaration null and void.

REV. FEB. 15, 2002, PROPOSED ADDITION & POOL

[illegible]0-144 17399-ab.dwg MAP 221 PAR. 10

14-01605C