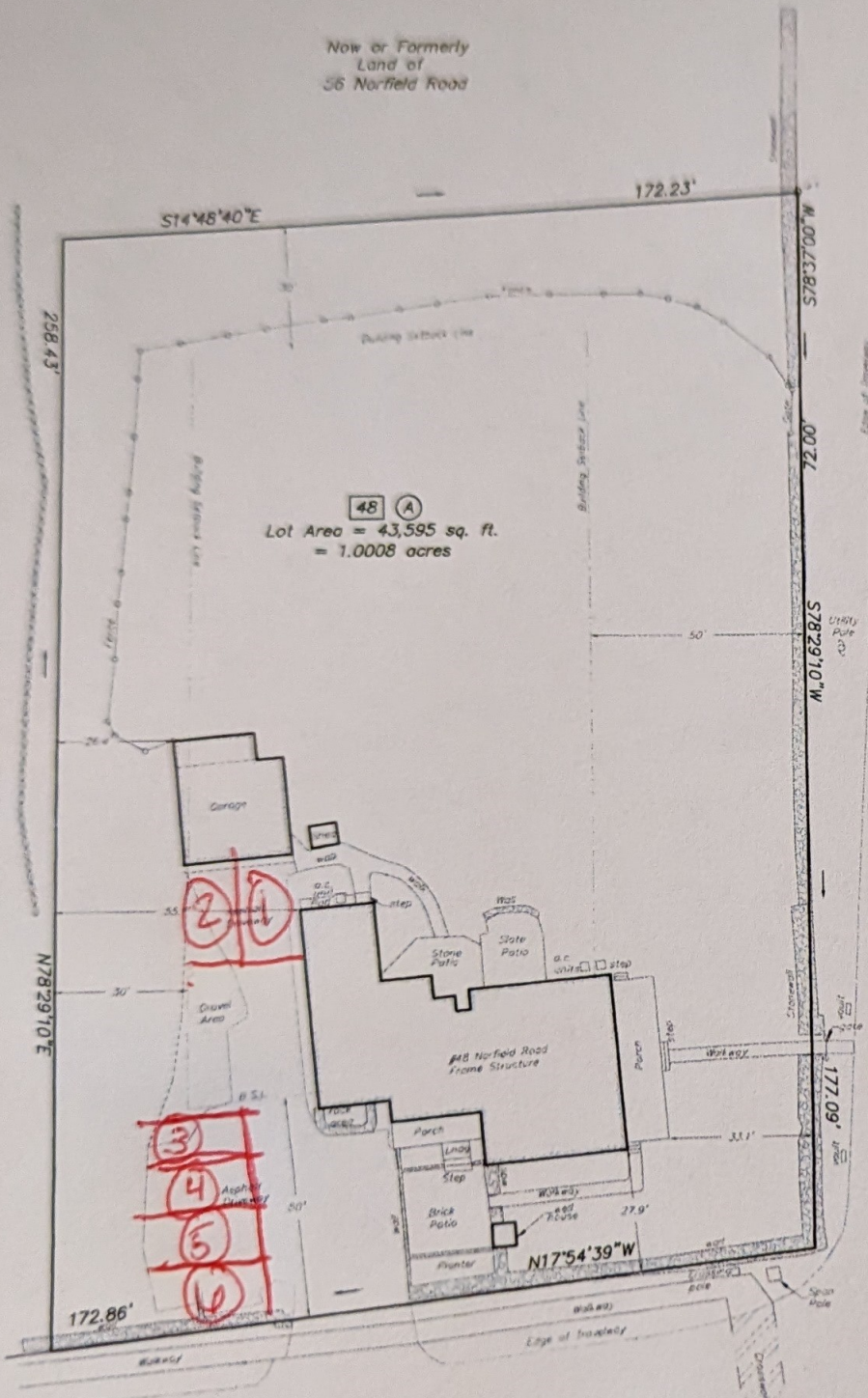


Now or Formerly
Land of
56 Norfield Road

Now or Formerly
Land of
56 Norfield Road



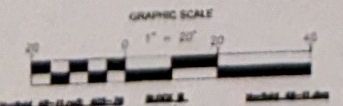
53
NORFIELD ROAD

57
WESTON ROAD

- NOTES:**
- This survey and map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-206-1 through 20-306-20 and the "Standards for Survey and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
 - If 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.
 - This survey conforms to Horizontal Accuracy Class A-2.
 - Total Area = 43,595 sq. ft. 1.0008 Acres.
 - Parcel is located in Residential Zone "AR".
 - Property shown on Assessor's map 22, Block 6, as lot 30.
 - No abstract of title, nor title commitment provided, all documents of record reviewed are noted herein.
 - Underground improvements or encroachments if any are not shown.
 - Reference is hereby made to the Weston Wetland Regulations for proper conservation setback distances per intended use.
 - Lot does not contain riparian wetlands per Town of Weston Interactive GIS application. For more specific riparian wetland determinations a wetland soil analysis should be consulted.
 - Property located in flood zone "X" per National Flood Insurance Program Flood Insurance Rate Map for the Town of Weston, CT, Community No. 05001C, Panel No. 38A, suffix "F", Map Effective Date 18 June 2010.
 - 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.
 - Building dimensions shown are for coverage purposes only and are not to be used for construction.
 - The Building and Conservation setback lines depicted are the surveyor's 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.
 - Surveyor will measure to buildings exterior finish for all building offset distances and for final coverage calculations.
 - Map References:
A. Property shown as lot "A" on a certain map entitled, "Map of Property Prepared for George Gardiner Westport Land Records Map No. 337" Scale 1" = 20', 21 April 1963 By Leo Leonard P.E. & L.S.

GENERAL REQUIREMENTS DISTRICT B-2A

SECTION	REQUIRED	ACTUAL	PROPOSED	CLAIMED EXEMPTIONS / VARIANCES
MIN. LOT AREA	521.4	2 ACRES	1.0008 ACRES	
MIN. SETBACK	50'	15' & 30'	43.95'	
MIN. LOT COVERAGE	33.5%	50%		
MIN. FRONT SETBACK	32.6'			
MIN. SIDE SETBACK	32.6'	30'	27.9' / 33.1'	
MIN. REAR SETBACK	32.6'	30'	33.1'	
MIN. FRONT YARD	32.6'	30'	33.1'	
MIN. REAR YARD	32.6'	30'	33.1'	
MIN. SIDE YARD	32.6'	30'	33.1'	
MIN. FRONT SETBACK	32.6'	30'	33.1'	
MIN. REAR SETBACK	32.6'	30'	33.1'	
MIN. SIDE SETBACK	32.6'	30'	33.1'	



LEONARD SURVEYORS LLC
48 NORFIELD ROAD EAST
WESTPORT, CONNECTICUT 06894
PHONE: (860) 236-7000
FAX: (860) 684-1832

REVISION TABLE	
DATE	DESCRIPTION

PLOT PLAN
PREPARED FOR
WESTON VENTURES LLC
48 NORFIELD ROAD
WESTON, CONNECTICUT
SCALE 1 in. = 20 ft. 15 OCTOBER 2023
LEONARD SURVEYORS LLC
"CERTIFIED SUBSTANTIALLY CORRECT"
CLASS A-2 ACCURACY
Charles Leonard
CHARLES C. LEONARD, P.E., L.S., CONN. REG. NO. 20888