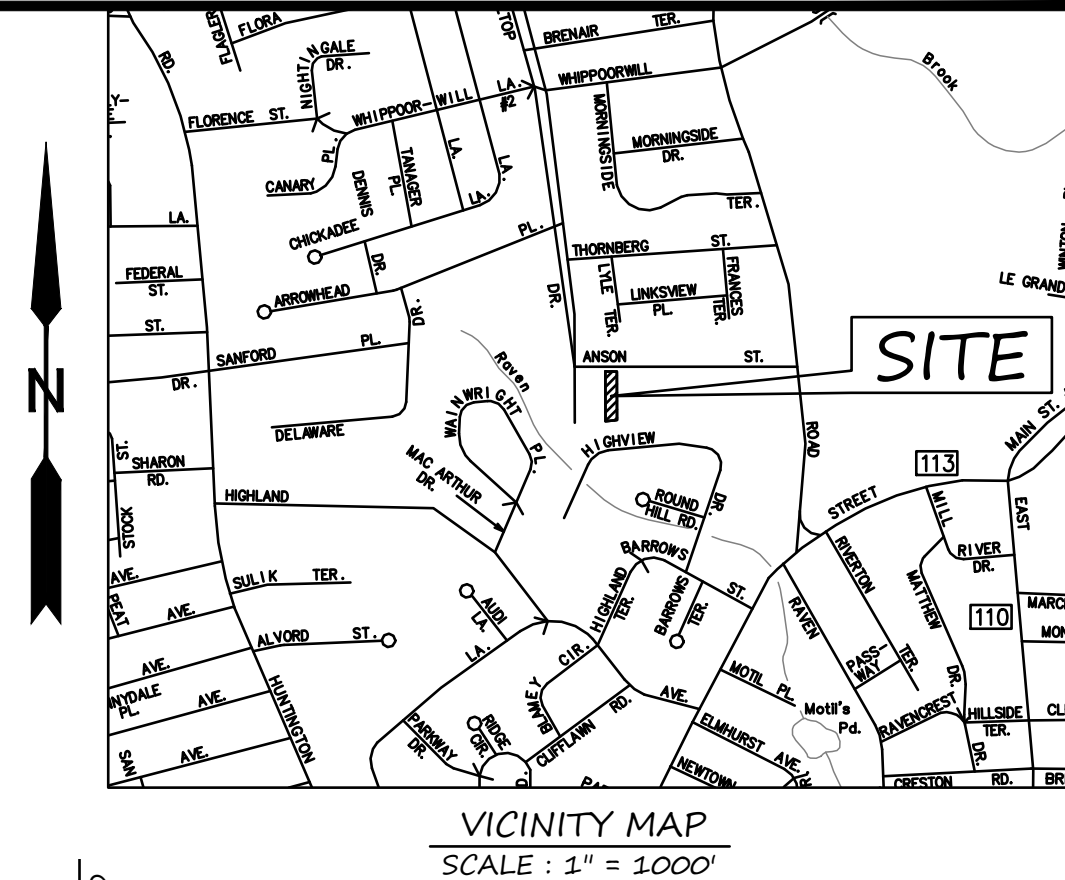
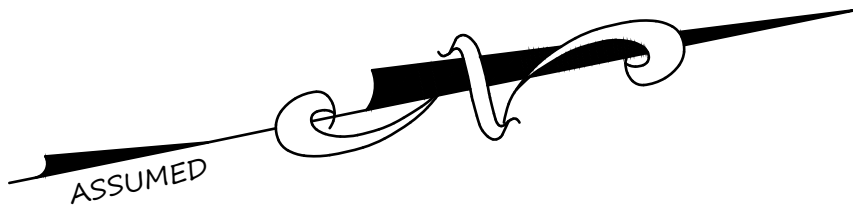




N/F
MICHAEL A. ROMAN
& TRACY L. ROMAN
205 ANSON STREET
DD. VOL. 1492 PG. 320

N/F
ERIC OHLIN
246 HIGH VIEW DRIVE
DD. VOL. 2240 PG. 291

N/F
PHILIP H. HIGGINS JR.
226 HIGH VIEW DRIVE
DD. VOL. 3222 PG. 224

N/F
AVANI PATEL &
AADITYA BHARAT KIRI
177 ANSON STREET
DD. VOL. 4574 PG. 132

SURVEY REPORT
THE ABOVE ANALYSIS AND RESULTS ARE A REASONABLE OPINION BASED ON A DEFENDABLE SOLUTION TO A COMPLICATED SITUATION. ALTHOUGH THIS IS AN OPINION THAT CAN BE SUPPORTED BY "LOGIC AND INFORMATION THAT A SURVEYOR OF ORDINARY PRUDENCE AND CARE WOULD USE UNDER SIMILAR CIRCUMSTANCES," IT DOES NOT RESOLVE THE FACT THAT UNCERTAINTY IN THE POSITION OF THE ORIGINAL BOUNDARIES WILL CONTINUE TO EXIST AS A CONSEQUENCE, ANOTHER SURVEYOR EXERCISING ORDINARY PRUDENCE USING THE SAME INFORMATION MAY AND COULD VERY WELL ARRIVE AT A DIFFERENT CONCLUSION AND LOCATION OF THE BOUNDARIES.

THIS SURVEY MEETS THE STANDARD OF A CLASS "A-2" SURVEY.

SURVEY TYPE: ZONING LOCATION SURVEY
BOUNDARY DETERMINATION: RESURVEY

THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", SEC. 20-300b-1 TO 20-300b-20, EFFECTIVE, JUNE 21, 1996 AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC., SEPTEMBER 26, 1996.

SEE FLOOD INSURANCE RATE MAP: FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL 432 OF 626, COMMUNITY STRATFORD, TOWN OF, NUMBER 090016 PANEL 0432 SUFFIX F, MAP NUMBER 0900100432F, MAP REVISED JUNE 18, 2010. THE PARCEL IS LOCATED IN AN AREA DESIGNATED AS ZONE X (UN-SHADED).

THE CERTIFICATION SHOWN HEREON RUNS THE THE PERSON(S) FOR WHOM THE SURVEY WAS PREPARED AND ANY GOVERNMENTAL AGENCY, TITLE INSURANCE CO., OR LENDING INSTITUTION WHOSE NAME APPEARS HEREON. CERTIFICATION IS NOT TRANSFERABLE & ANY UNAUTHORIZED USE IN WHOLE OR IN PART IS STRICTLY PROHIBITED.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT DEPICTED.

MAP REFERENCES:

1. MAP OF ESTATE OF ANSON W. DART, STRATFORD, CONN., SCALE: 1" = 60', DATED AUGUST 1, 1933, PREPARED BY W.C. MOREHOUSE ON FILE IN THE TOWN OF STRATFORD LAND RECORDS AS RECORD MAP NO. 915.

2. PLAN OF BUILDING LOTS FOR RAYMOND DART, STRATFORD, CONNECTICUT, SCALE: 1" = 40', DATED FEBRUARY, 1938, PREPARED BY B. SCHOW ON FILE IN THE TOWN OF STRATFORD LAND RECORDS AS RECORD MAP NO. 942.

TAX MAP 50.14 BLOCK 7 TAX LOT(S) 34

PROPERTY IS LOCATED IN "RS-3" RESIDENCE ZONE

DISTANCES SHOWN +/- FROM BUILDING TO PROPERTY LINES ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.

ANY ALTERATIONS, HAND DRAWN OR OTHERWISE, WILL RENDER THIS MAP NULL AND VOID. THIS MAP IS INVALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON"

CONNECTICUT REG. #70059
JAMES A. DENNISON, LAND SURVEYOR, STRATFORD, CT.

Zoning Notes:

- Parcel is subject to a notice of variance dated October 8, 1977 in volume 524 page 908 in the Town of Stratford land records.
- Any new detached ADU shall be setback a minimum of 5 feet from both side and rear property lines and a minimum of 65 feet from any front property line. No detached ADU shall exceed 12 feet in building height to the midpoint of the roof.
- Existing building(s) are over 3 years old.

	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA	10,000sf MIN.	15,338± SF	15,338± SF
LOT WIDTH	100' MIN.	60 FT	60 FT
LOT DEPTH	90' MIN.	255± FT	255± FT
FRONT SETBACK	25' MIN.	24.7± FT	24.7± FT
SIDE SETBACK	12' MIN.	9.2± FT	9.2± FT
REAR SETBACK	30' MIN.	197.8± FT	197.8± FT
LOT COVERAGE: STRUCTURE	20% MAX.	11.8%	11.8%
IMPERVIOUS COVERAGE	40% MAX.	29.6%	29.6%
BUILDING HEIGHT	30' MAX.	20.5± FT	20.5± FT
ACCESSORY STRUCTURE (SHED)			
SIDE SETBACK	3' MIN.	7.0± FT	7.0± FT
REAR SETBACK	3' MIN.	26.5± FT	26.5± FT
HEIGHT	12' MAX.	17.2± FT	17.2± FT
DETACHED ACCESSORY DWELLING UNIT / 2 CAR GARAGE*			
FRONT SETBACK	65' MIN.	72.8± FT	72.8± FT
SIDE SETBACK	5' MIN.	3.1± FT	3.1± FT
REAR SETBACK	5' MIN.	156.2± FT	156.2± FT
HEIGHT	12' MAX.	17.2± FT	17.2± FT

*SUBJECT TO REVIEW BY THE TOWN OF STRATFORD ZONING DEPARTMENT.

LEGEND

	PROPERTY LINE
	EDGE OF PAVEMENT
	CURB
	IRON PIN (FOUND)
	CHAIN LINK FENCE
	UTILITY POLE W/ WIRES
	C/W CELLAR WAY
	E/M ELECTRIC METER

DRAWN BY	DATE	CHECKED BY	DATE
TGR	09/27/2025	JAD	09/29/2025

ZONING LOCATION SURVEY
PREPARED FOR
VERRUSIO HOME IMPROVEMENT
191 ANSON STREET, STRATFORD, CT
SCALE: 1" = 10' DATE: SEPTEMBER 23, 2025
BY JAMES A. DENNISON L.S.
203-377-2091