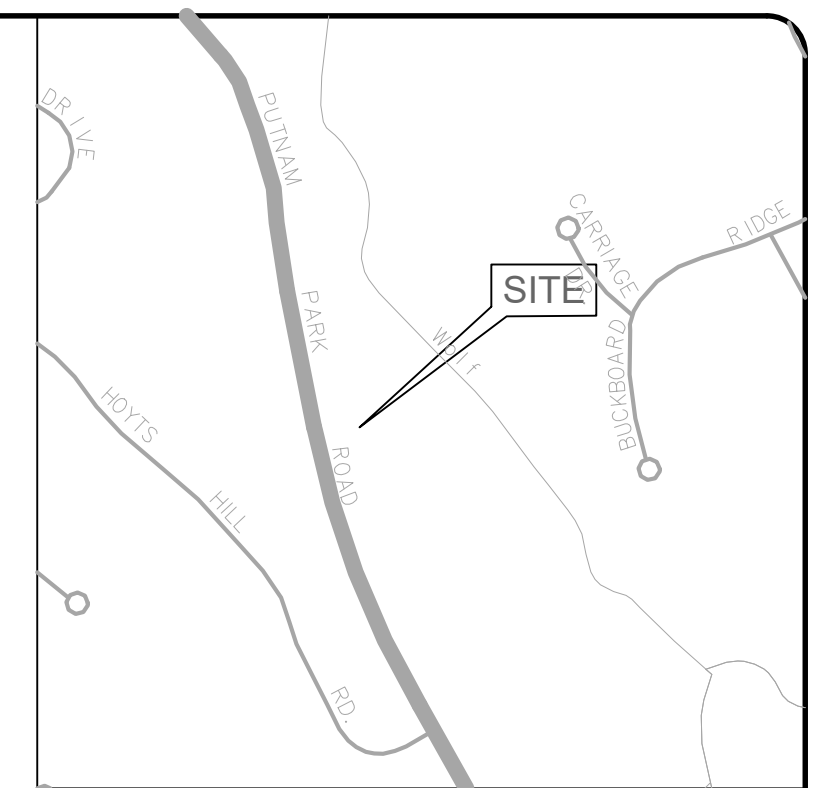


NOTES:

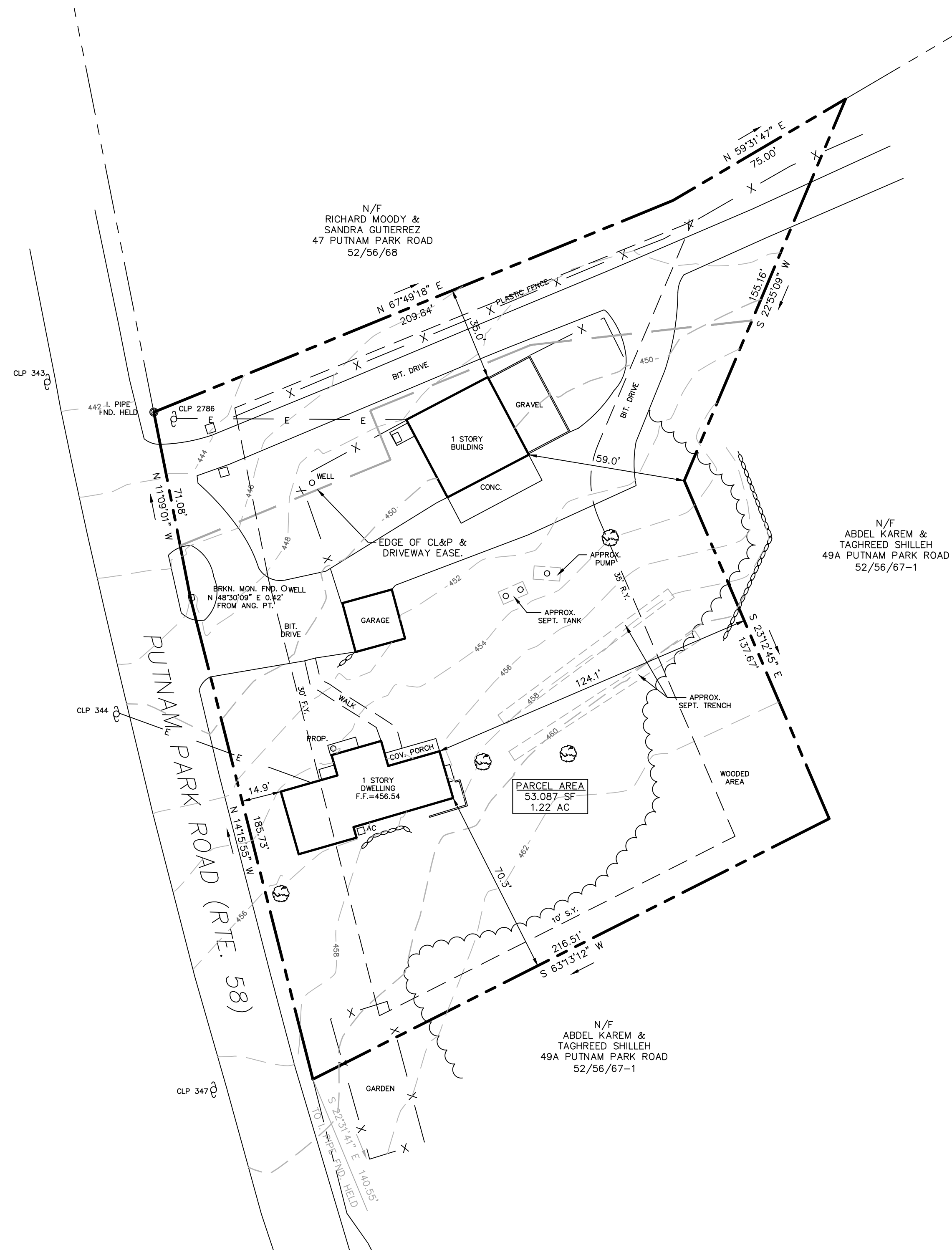
1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20, AS REVISED.
2. THE TYPE OF SURVEY PERFORMED IS A ZONING LOCATION SURVEY.
3. THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY.
4. THIS MAP CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
5. THIS MAP CONFORMS TO VERTICAL ACCURACY CLASS V-2.
6. THIS MAP CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-2.
7. BEARINGS ON THIS MAP ARE BASED ON THE CONNECTICUT STATE PLANE COORDINATE SYSTEM N.A.D. 1983.
8. ELEVATIONS ON THIS MAP ARE BASED ON NAVD 88 DATUM.
9. THE UNDERGROUND UTILITIES SHOWN ON THIS MAP HAVE BEEN LOCATED BOTH FROM FIELD SURVEY INFORMATION AND FROM EXISTING DRAWINGS NOTED HEREON. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES ON THIS MAP, EITHER CURRENT OR ABANDONED ALTHOUGH EVERY ATTEMPT WAS MADE TO ACCURATELY DEPICT ALL UNDERGROUND UTILITIES. THERE IS NO GUARANTEE TO THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP.
10. THIS PARCEL IS KNOWN AS BLOCK 56 LOT 67 ON ASSESSOR'S MAP 52.
11. SEPTIC INFORMATION AS DEPICTED IS TAKEN FROM FIELD LOCATIONS AND INFORMATION PROVIDED BY THE BETHEL HEALTH DEPARTMENT.

MAP REFERENCES:

1. "MAP PREPARED FOR TINAANN LAVOIE & RICHARD & PATRICIA O'CONNOR PUTNAM PARK ROAD (CONN. ROUTE 58) TOWN OF BETHEL COUNTY OF FAIRFIELD STATE OF CONNECTICUT" SCALE: 1"=30' AUG. 30, 2004 B.L.R. 24-165
2. "PARCEL A & B MAP PREPARED FOR IMMANUEL LUTHERAN CHURCH PUTNAM PARK ROAD (CONN. RTE. #58) BETHEL, CONNECTICUT" SCALE: 1"=40' JULY 17, 1990 B.L.R. 21-188
3. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP NO. 9-04" SCALE: 1"=40' OCT. 15, 1942
4. B.L.R. 17-55, 24-144



LOCATION MAP
NTS



| BETHEL RESIDENTIAL DISTRICT (R-20) ZONE | | |
|---|-----------------|------------------|
| STANDARDS | REQUIRED | EXISTING |
| MINIMUM LOT AREA | 20,000 SF | 53,087 SF |
| MINIMUM LOT FRONTAGE | 100' | 256.81' |
| MINIMUM LOT WIDTH | 100' | 256.73' |
| MINIMUM SQUARE | 70' | > 70' |
| MINIMUM BUILDING SETBACKS: | | |
| • FRONT LOT LINE | 30' | 14.9' |
| • SIDE LOT LINE | 10' / 25' TOTAL | 70.3' / > 25' |
| • REAR LOT LINE | 35' | 124.1' |
| ACCESSORY SETBACKS: | | |
| • SIDE LOT LINE | 10' | 35.0' |
| • REAR LOT LINE | 15' | 59.0' |
| MAXIMUM BLDG. COVERAGE | 20 % | 5.5 % |
| MAXIMUM BLDG. HEIGHT | 35/2.5 STORIES* | 13' ± / 1 STORY* |

* REQUIRED 26' BARN, 16' ACCESSORY - EXISTING < 26' BARN, < 16' ACCESSORY

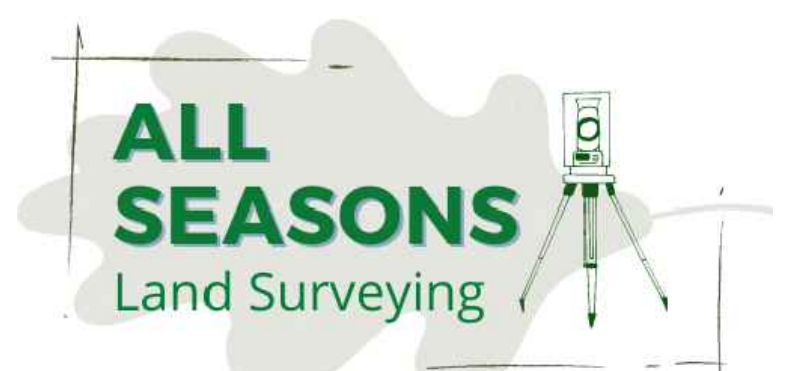
LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- TREE LINE
- EXISTING STONE WALL
- EXISTING SEPTIC
- EXISTING FENCE
- EXISTING DECIDUOUS TREE
- UTILITY POLE
- MONUMENT
- IRON PIN
- EXISTING ELECTRIC

ZONING LOCATION SURVEY

PREPARED FOR
ROSE MARY MARINO
49 PUTNAM PARK ROAD
BETHEL, CONNECTICUT

COPYRIGHT © 2025
SCALE: 1" = 30' DECEMBER 23, 2025
PROJ. NO.: 1264



LAND SURVEYING - LAND PLANNING
44 Fair Street Wallingford, CT 06492
1 John Street Millerton, NY 12546
Phone: (860) 274-5053
dan@allseasonslandsurveying.com
allseasonslandsurveying.com

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND SURVEY ARE SUBSTANTIALLY CORRECT AS NOTED HEREON.
THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED LAND SURVEYOR.

DANIEL C. LAFERRIERE
LICENSED LAND SURVEYOR, REG# 70492

