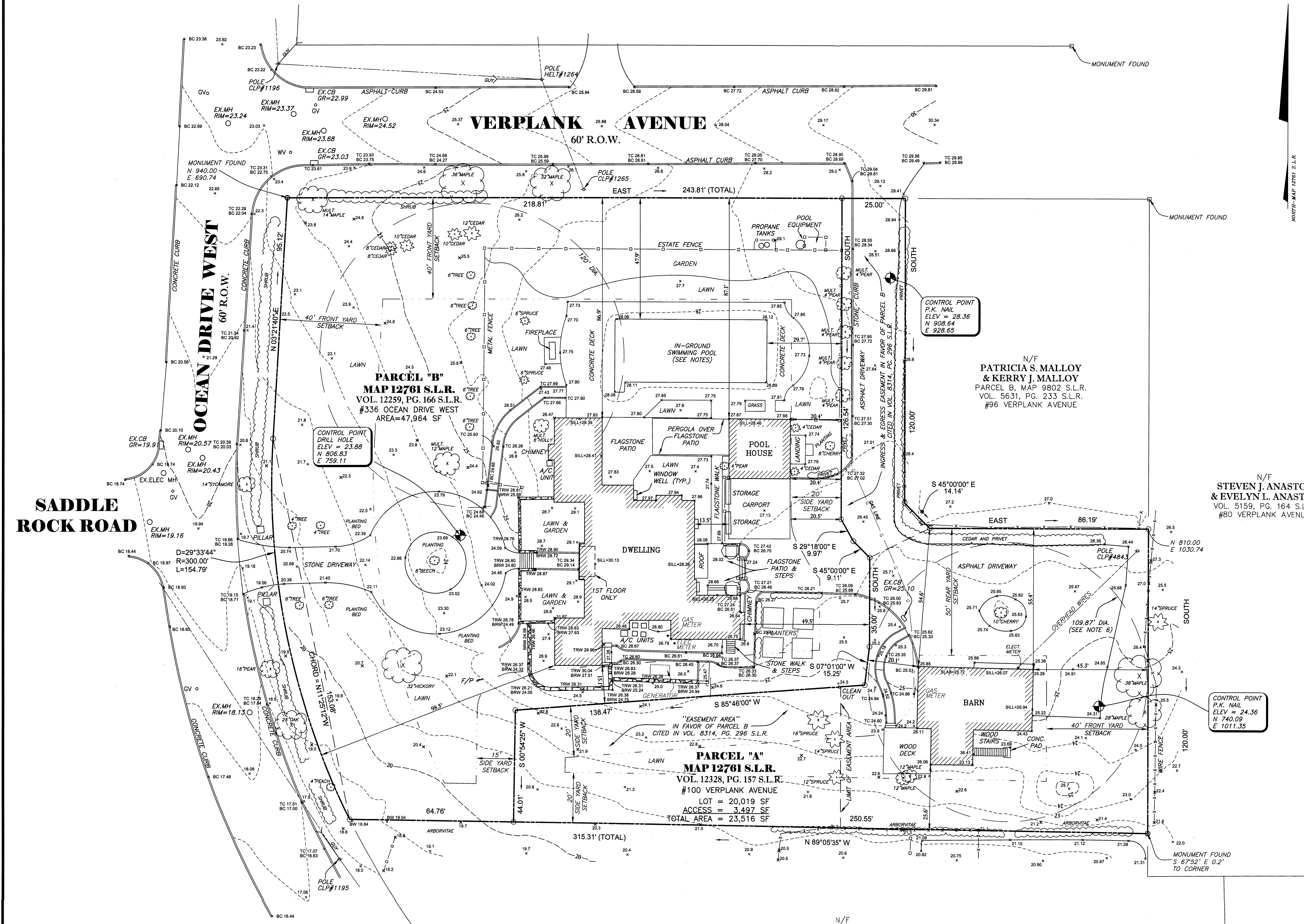


STAMFORD, CT SCALE: 1" = 80'
ORIENTATION



NOTES:

- This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a Property and Topographic Survey of the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and the locations and elevations of which conform to Topographic Accuracy Class T-2. It is intended to depict property boundaries, locations and elevations of improvements and topographic features.
- Reference is made to Maps 7514, 8938, 9230, 9802 and 12761 of the Stamford Land Records (S.L.R.).
- Reference is made to instruments of record as labelled hereon.
- Reference is made to a water pipe Easement in favor of Parcel A and cited in Vol. 4828, Pg. 299 S.L.R. Water pipe not depicted hereon.
- Reference is made to an easement, cited in Vol. 4828, Pg. 299 S.L.R., in favor of Parcel A to maintain and utilize a public sanitary sewer lateral pipe beneath the surface of the Easement Area; those portions of Parcel B lying to the west of the Easement Area and south of the driveway area on Parcel B and those portions of parcel B lying between the northerly boundary of the Easement Area and the southerly wall of the house on Parcel B.
- Reference is made to Zoning Appeals Board Certificate Appl. #068-96 recorded in Vol. 4628, Pg. 122 S.L.R. Approved variance to allow accessway lot (Parcel A) on a R-20 Zone with a 109.87' diameter circle in lieu of the 120' required.
- Parcel lies within Zone X as depicted on FEMA Flood Insurance Rate Map Community No. 090015 Panel 0519 Suffix F. Map effective June 18, 2010.
- Elevations depicted hereon are based on the North American Vertical Datum of 1988 (NAVD-88).
- Wetlands, if any, have not been depicted hereon.
- Swimming pool depicted hereon constructed prior to July 1, 2018. The pool is also depicted on record Map 12761 & 9802 S.L.R.
- Building Area:
 - Parcel "A" = 1,669 SF / 20,019 SF = 8.3%.
 - Parcel "B" = 4,703 SF / 47,964 SF = 9.8%.
- Owner of Record:
 - Parcel "A" = Wilson Gjuraj & Joycelyn H. Gjuraj.
 - Parcel "B" = Wilson Gjuraj & Joycelyn H. Gjuraj.

SADDLE ROCK ROAD

PARCEL "B"
 MAP 12761 S.L.R.
 VOL. 12259, PG. 166 S.L.R.
 #336 OCEAN DRIVE WEST
 AREA = 47,964 SF

PARCEL "A"
 MAP 12761 S.L.R.
 VOL. 12328, PG. 157 S.L.R.
 #100 VERPLANK AVENUE
 LOT = 20,019 SF
 ACCESS = 3,497 SF
 TOTAL AREA = 23,516 SF

ROBERT DRBUL & JESSICA DEMMO
 PARCEL X & Y, MAP 8938 S.L.R.
 VOL. 11324, PG. 336 S.L.R.
 #366 OCEAN DRIVE WEST

ZONING DATA (R-20)		
SETBACK	CORNER LOT (PARCEL B)	ACCESSWAY LOT (PARCEL A)
FRONT YARD	40 FT	40 FT
SIDE YARD (one side)	15 FT	20 FT
SIDE YARD (both)	35 FT	40 FT
REAR YARD	NONE	50 FT

PROPERTY & TOPOGRAPHIC SURVEY
 DEPICTING
336 OCEAN DRIVE WEST
and 100 VERPLANK AVENUE
 STAMFORD, CT
 PREPARED FOR
WILSON and JOYCELYN H. GJURAJ

Scale: 1" = 20'

Drawn By: CJP Checked By: Date: 01/06/2022

To my knowledge and belief, this map is substantially correct as shown hereon.

CESAR J. POLONIA, C.T. L.S. #70256
 1/6/2022
 DATE

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration herein null and void.

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