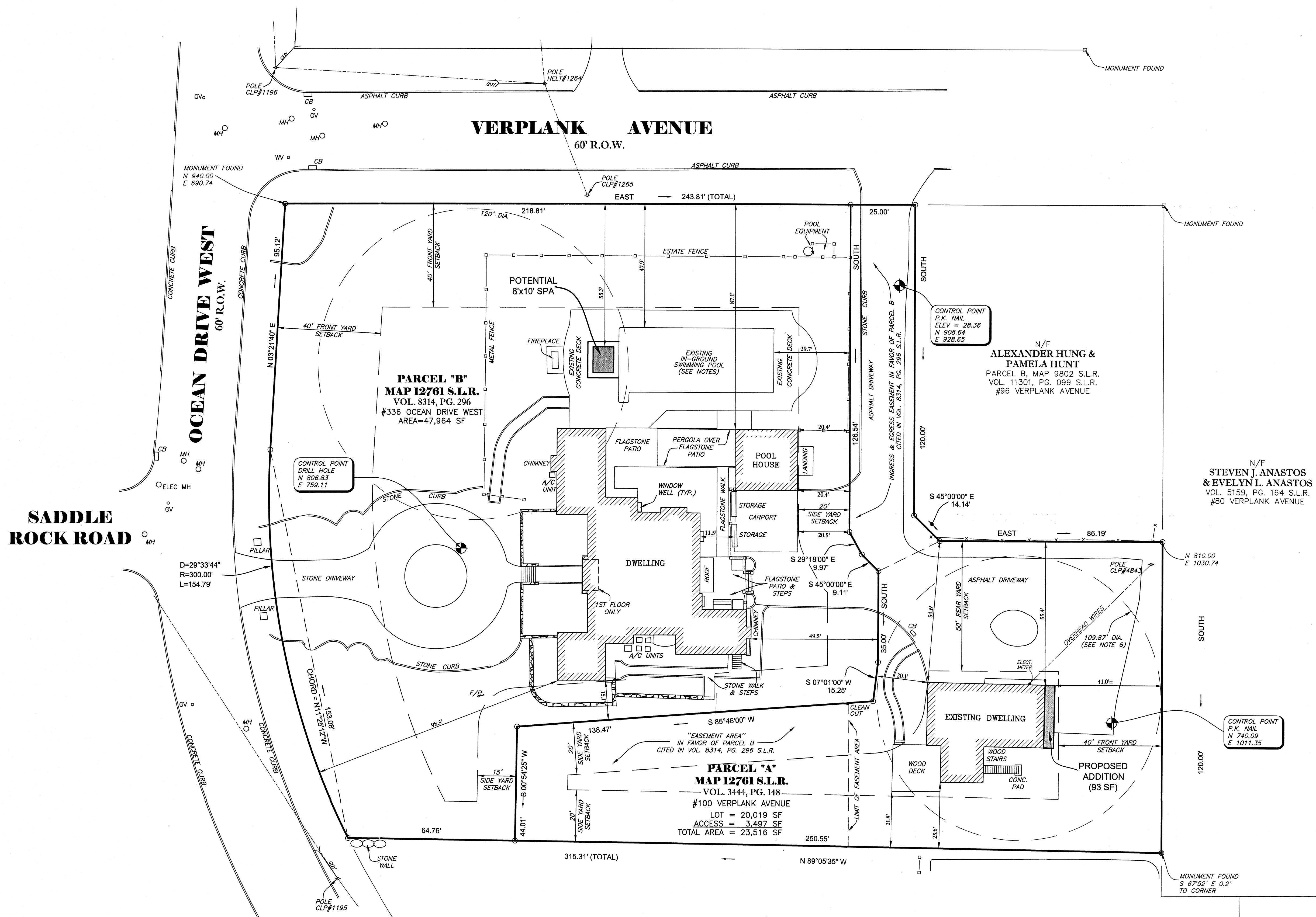


STAMFORD, CT SCALE: 1"=800'
ORIENTATION



SADDLE ROCK ROAD

OCEAN DRIVE WEST
60' R.O.W.

VERPLANK AVENUE
60' R.O.W.

PARCEL "B"
MAP 12761 S.L.R.
VOL. 8314, PG. 296
#336 OCEAN DRIVE WEST
AREA=47,964 SF

PARCEL "A"
MAP 12761 S.L.R.
VOL. 3444, PG. 148
#100 VERPLANK AVENUE
LOT = 20,019 SF
ACCESS = 3,497 SF
TOTAL AREA = 23,516 SF

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

N/F
ALEXANDER HUNG & PAMELA HUNT
PARCEL B, MAP 9802 S.L.R.
VOL. 11301, PG. 099 S.L.R.
#96 VERPLANK AVENUE

N/F
STEVEN J. ANASTOS & EVELYN L. ANASTOS
VOL. 5159, PG. 164 S.L.R.
#80 VERPLANK AVENUE

SURVEY 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 Zoning Location Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and intended to be used for application for variance purposes on Parcel B (336 Ocean Drive West).
- 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. #066-96 recorded in Vol. 4628, Pg. 122 S.L.R. Approved variance to allow accessory 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.
- Wetlands, if any, have not been depicted hereon.
- Swimming pool depicted hereon constructed prior to July 1, 2007. 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%.
- Reference is made to architectural plans prepared by Rodger Braley Architect.

No.	By	Date	Revision Note
1	CJP	9/13/2022	Size of Spa

ZONING LOCATION SURVEY
DEPICTING
POTENTIAL SPA
336 OCEAN DRIVE WEST, STAMFORD, CT
PREPARED FOR
WILSON and JOYCELYN H. GJURAJ

REDNISS & MEAD

Scale: 1"=20'
Drawn By: CJP Checked By: Date: 5/11/2022
To my knowledge and belief this map is substantially correct as noted hereon
CESAR J. POLONIA (T.S. #70256)
DATE: 9/13/2022

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Sheet No:
Comm. No.: 7390

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