TAX ASSESSORS MAP 9SE, BLOCK 1E, LOT 11, 6TH TAXING DISTRICT

APPROX. GRID N

FIVE MILE RIVER

FLOOD ⟹ EBB

APPROXIMATE CHANNEL LIMIT LINE

493'± ALONG MEAN HIGH WATER @ ELEV. 3.3

MHW ELEV. 2.3

6" TILE PIPE INV.=2.7

4" C.I. PIPE INV.=4.9

50.5'±

MHW & HTL COINCIDENT WITH FACE OF SEAWALL

STONE & MASONRY SEAWALL

N 02°52'36" W 442.07' TIE LINE

N 74°21'04" W 126.88' TO TIE LINE 101'± TO MHW

INV = 1.56

RIM = 13.56
N INV = 9.46
W INV = 3.02

GRT = 13.24
INV = 10.49

R = 462.82'
L = 59.47'
DELTA = 07°21'42"

R = 244.32'
L = 139.60'
Delta = 32°44'19"

S 77°15'26" E 102.38' TO TIE LINE 102'± TO MHW

11.4'± CONCRETE MONUMENT FOUND

S 76°12'10" E 58.65'

6.7'± IRON PIN FOUND

S 72°06'30" E 32.74'

S 77°21'00" E 113.93'

S 13°01'21" W 216.68'

ROWAYTON AVENUE

N / F
WILLIAM J NIGHTINGGALE
195 ROWAYTON AVENUE
ASSESSORS LOT 13

N / F
ANDREW J. GLAZER
MARSHA GLAZER
189 ROWAYTON AVENUE
ASSESSORS LOT 12

N / F
THEODORE G. O'NEILL, JR
169 ROWAYTON AVENUE
ASSESSORS LOT 10

GARDEN

BELGIUM BLOCK

OUTBUILDING

CONCRETE SLAB

2 STORY FRAME BUILDING

COVERED PORCH

BARN

GAZEBO

RESIDENCE

PORCH

PLASTIC FENCING

TEMPORARY ELECTRICAL SERVICE W/METER

15 FT. DRAINAGE EASEMENT MAP 8081 N.L.R.

FLOOD ZONE AE ELEV. 11

ASPHALT DRIVEWAY

CONCRETE CURB

Sparting

Bayberry

24"MAPLE

30"MAPLE

18"OAK

40"ELM

8"APPLE

30"HICKORY

20"APPLE

15"HICKORY

10"APPLE

12"APPLE

4"APPLE

30"ASH

15"MAPLE

18"LOCUST

18"HICKORY

30"CHERRY

10"SPRUCE

12"CHERRY

8"CHERRY

18"CEDAR

POLE SNET #1951

POLE SNET #1950

POLE SNET #1947

POLE SNET #1948

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES – "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A ZONING LOCATION SURVEY THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 'A – 2' AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENTS WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN FOR THAT WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS MAP RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

DISTANCES NOTED +/– FROM BUILDINGS TO PROPERTY LINES ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE USED TO ESTABLISH PROPERTY BOUNDARIES.

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

PROPERTY IS LOCATED IN AN 'A – RESIDENCE' ZONE.

THE TIE LINE IS A RANDOM SURVEY LINE USED FOR TECHNICAL PURPOSES AND IS NOT TO BE CONSTRUED AS A PROPERTY LINE.

THE SUBJECT PROPERTY LIES WITHIN THE COASTAL AREA MANAGEMENT (CAM) ZONE.

SPOT ELEVATIONS NOTED HEREON ARE BASED ON N.A.V.D. 88 DATUM AND CONFORM TO VERTICAL ACCURACY CLASS 'V – 3'.

THE 100–YEAR FLOOD ZONE BOUNDARY DEPICTED HEREON IS BASED ON ACTUAL FIELD ELEVATIONS BASED ON ELEVATIONS NOTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY – FLOOD INSURANCE RATE MAP – COMMUNITY No. 0900X12 – PANEL No. 0529 F EFFECTIVE JUNE 18, 2010. THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES ONLY AND DOES NOT NECESSARILY REPRESENT THE ACTUAL POTENTIAL FOR FLOOD DAMAGE TO ANY EXISTING OR PROPOSED STRUCTURES OR IMPROVEMENTS LOCATED ON THIS PROPERTY.

GRAPHIC SCALE

20 0 10 20

1 inch = 20 ft.

VERTICAL DATUM: N.A.V.D. 88

AREA = 96,831± SQ. FT.
= 2.223± ACRES
TO MEAN HIGH WATER

TOPOGRAPHIC & ZONING LOCATION SURVEY
PREPARED FOR

CITY OF NORWALK
PINKNEY PARK

177 ROWAYTON AVENUE
NORWALK CONNECTICUT

SCALE : 1" = 20' AUGUST 14, 2012

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON
PREPARED TO CLASS 'A – 2' & 'T – 2' STANDARDS

Jeffrey W. McDougal Conn. L.L.S. Reg. No. 70090

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