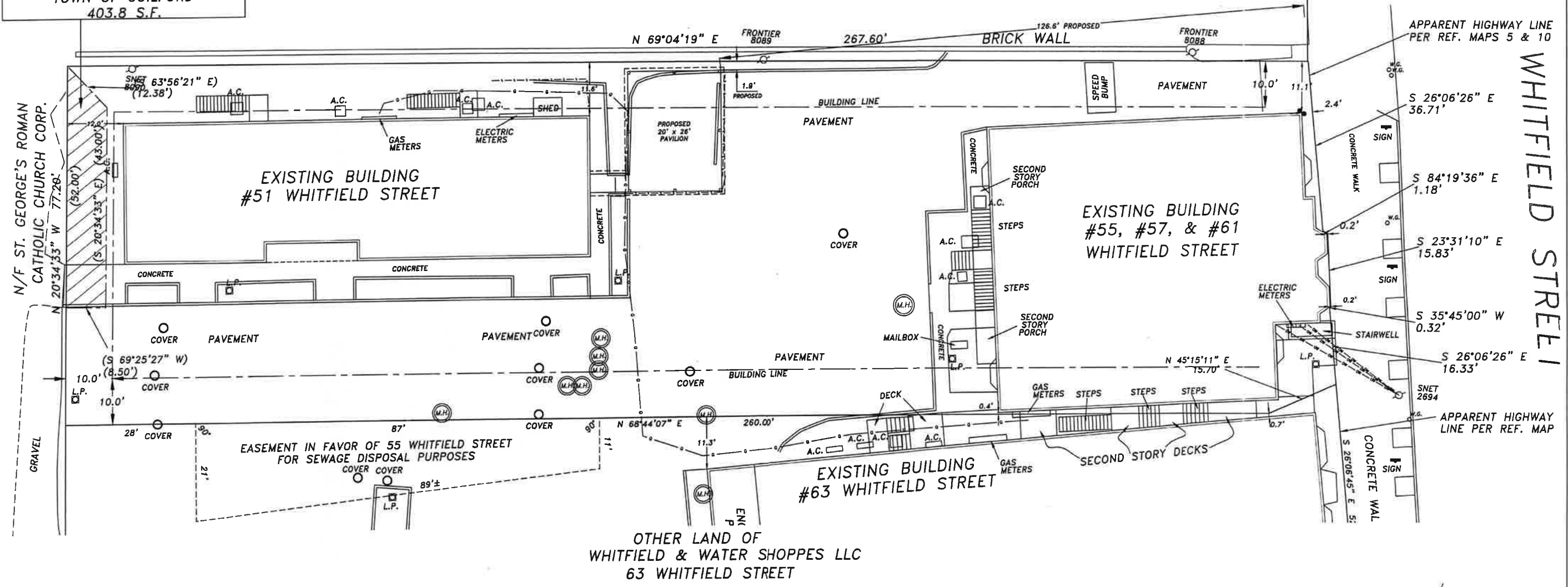


PEDESTRIAN ACCESS  
EASEMENT IN FAVOR OF THE  
TOWN OF GUILFORD  
403.8 S.F.

N/F ST. GEORGE'S ROMAN CATHOLIC CHURCH CORP.



WHITFIELD STREET I

REF. MAP:  
1. PROPERTY & ALTA/NSPS LAND TITLE SURVEY, 55 & 63 WHITFIELD STREET, GUILFORD, CONNECTICUT, SCALE 1"=20', REV. 2/28/19 BY ANDERSON ENGINEERING & SURVEYING ASSOCIATES.  
2. PROPOSED PEDESTRIAN ACCESS EASEMENT ACROSS THE PROPERTY OF WHITFIELD & WATER SHOPPES LLC, 51 WHITFIELD STREET, GUILFORD, CONNECTICUT, SCALE 1"=20', REV. 9-5-19 BY ANDERSON ENGINEERING & SURVEYING ASSOCIATES.

UTILITY LOCATIONS AS SHOWN PER VISUALLY APPARENT FEATURES AND MARKINGS BY UTILITY COMPANIES OR MUNICIPALITIES. NO CERTIFICATION OF THE EXACT LOCATION OF UNDERGROUND UTILITIES IS IMPLIED. CONTACT "CALL BEFORE YOU DIG(C.B.Y.D.)" PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

THIS DRAWING AND THE INFORMATION CONTAINED HEREON IS AN INSTRUMENT OF PROFESSIONAL SERVICES AND SHALL REMAIN THE PROPERTY OF ANDERSON ENGINEERING & SURVEYING ASSOCIATES. THIS DRAWING AND INFORMATION CANNOT BE USED IN WHOLE OR IN PART BY ANY OTHER PARTIES WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ANDERSON ENGINEERING & SURVEYING ASSOCIATES. THIS DRAWING IS NOT VALID UNLESS IT BEARS THE ENDOSSSED TYPE OR RED STAMPED LIVE SEAL OF THE INDIVIDUAL(S) WHOSE REGISTRATION NUMBER(S) AND SIGNATURE(S) APPEAR HEREON.

| ZONING DATA ~ ZONE C-1-GTC                       |         |          |              |
|--|---------|----------|--------------|
| STANDARD   | ALLOWED | EXISTING | PROP.        |
| LOT AREA   | 5,000   | 20,683.7 | N/C          |
| LOT SHAPE  | 50'     | 76'      | N/C          |
| LOT FRONTAGE                                     | 50'     | 70.37'   | N/C          |
| SETBACK FROM STREET LINE                         | 0.2'*** | 0.2'     | 126.6' PAV.  |
| SETBACK FROM REAR LINE                           | 10'     | 12.0'    | N/C          |
| SETBACK FROM SIDE LINE                           | 10'     | 11.6'    | 1.9' PAV.*** |
| LOT COVERAGE                                     | 50%     | 35.5%    | 38.2%        |
| **PER SECT. 273-28                               |         |          |              |
| *** VARIANCE REQUIRED ~ PAV. = PROPOSED PAVILION |         |          |              |

NOTES:  
1. This survey and map has been prepared pursuant to the regulations of Conn. State Agencies Sect. 20-300b-1 - 20-300b-20, Effective June 21, 1996, Amended October 26, 2018.  
a. Type ~ ZONING LOCATION  
b. DEPENDENT RESURVEY PORTION OF REF. MAP  
c. CLASS A-2  
2. Bearings NAD 27 per CTGS Mens. 53 & 5183x  
3. Assessor's Map 39 Lot 94A  
4. Zone C-1 GTC (HISTORIC DISTRICT)  
5. Area ~ 20,683.7 S.F.  
6. Buildings are in existing legal non-conforming locations.  
7. Bearings and distances in parenthesis are for Pedestrian Access Easement.  
To My Knowledge and Belief, this Map is substantially correct as noted hereon.  
Eric G. Anderson L.S. 7018



RECEIVED  
DEC 1 2020  
GUILFORD PLANNING & ZONING COMMISSION

ZONING LOCATION SURVEY  
FOR  
**WHITFIELD & WATER SHOPPES LLC**  
55 WHITFIELD STREET ~ GUILFORD, CONNECTICUT

SCALE 1"=10'

DATE - OCTOBER 26, 2020

ANDERSON ENGINEERING & SURVEYING ASSOCIATES  
1054 BOSTON POST ROAD  
GUILFORD, CONN. 06437  
203-453-5084

5648 440 DRAWN BY M.A. ACAD DWG. 5648-715-35