

REF. MAP:
 PROPERTY & ALTA/NSPS LAND TITLE SURVEY, 55 & 63 WHITFIELD STREET,
 GUILFORD, CONNECTICUT, SCALE 1"=20', REV. 2/28/19 BY ANDERSON
 ENGINEERING & SURVEYING ASSOCIATES.

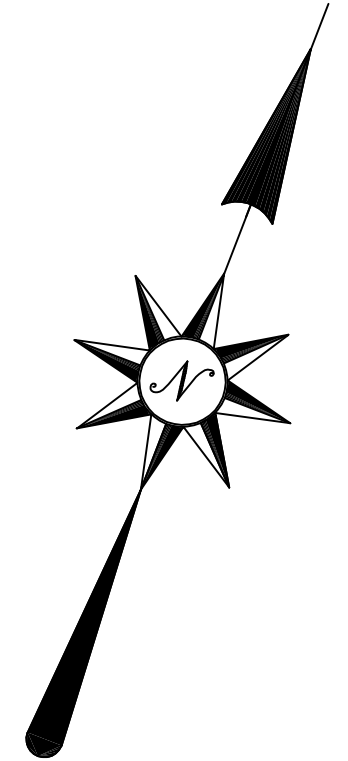
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ZONING DATA ~ ZONE C-1-GTC			
STANDARD	ALLOWED	EXISTING	PROP.
LOT AREA	5,000	23,225.3	N/C
LOT SHAPE	50'	90'	N/C
LOT FRONTAGE	50'	93.95'	N/C
SETBACK FROM STREET LINE	0.2**	0.10'	89.7' ADD.
SETBACK FROM REAR LINE	10'	139.1'	N/C
SETBACK FROM SIDE LINE	10'	0.7'	0.4' ADD.***
LOT COVERAGE	50%	34.4%	35%
**PER SECT. 273-29			
*** VARIANCE REQUIRED			

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 Mons. 53 & 5183x
 3. Assessor's Map 39 Lot 94
 4. Zone C-1 GTC (HISTORIC DISTRICT)
 5. Area ~ 23,225.3 S.F.
 6. Buildings are in existing legal non-conforming locations.
 To My Knowledge and Belief, this map is substantially correct as noted hereon.

Eric G. Anderson L.S. 7018



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

SCALE 1"=10'

DATE - JULY 30, 2020
 REV. 9-18-20

ANDERSON ENGINEERING &
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5648 440 DRAWN BY M.A. ACAD DWG. 5648-ZLS-63