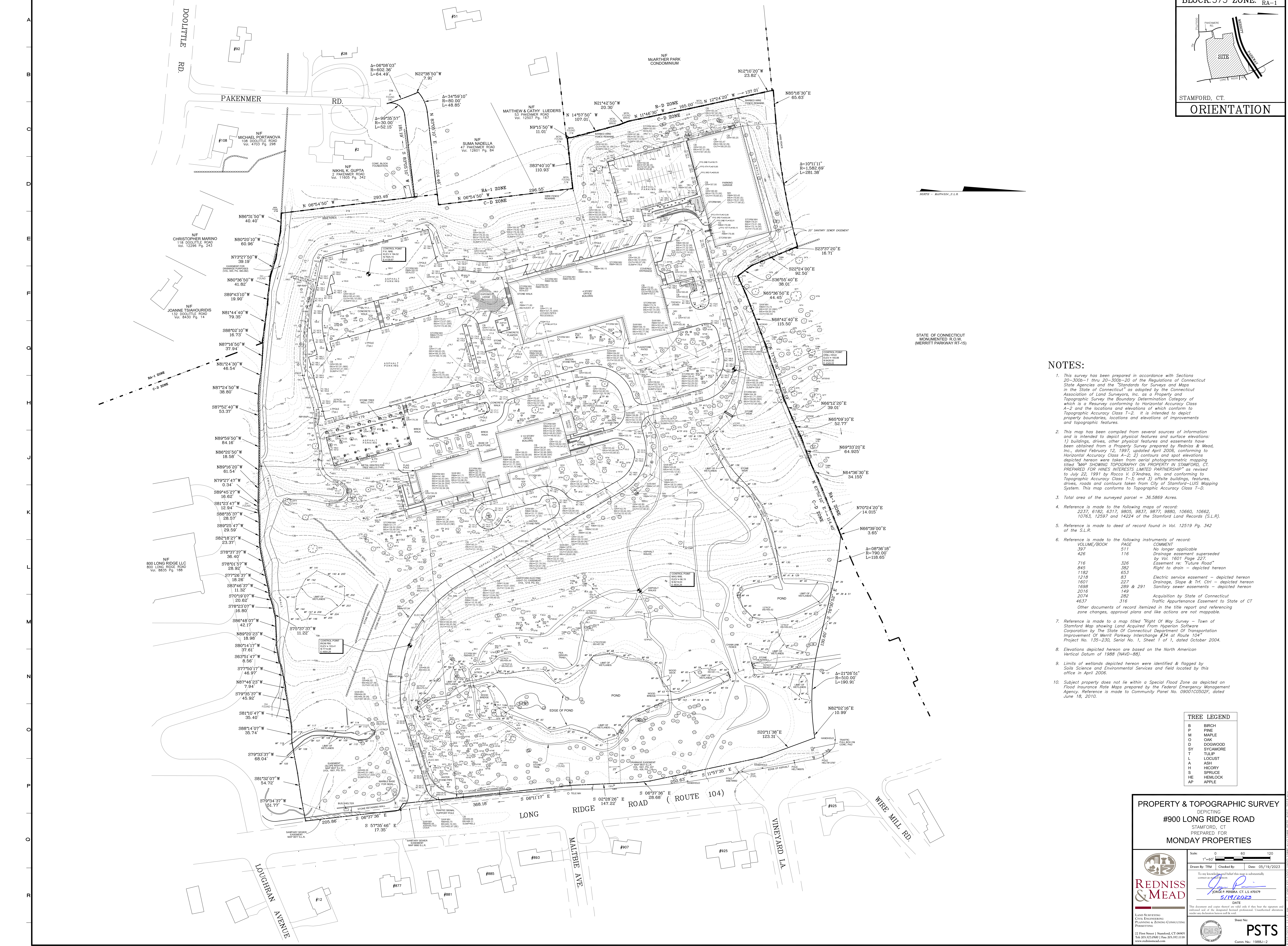


STAMFORD, CT.
ORIENTATION



STATE OF CONNECTICUT
MONUMENTED R.O.W.
(MERRITT PARKWAY RT-15)

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 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.
- This map has been compiled from several sources of information and is intended to depict physical features and surface elevations: 1) buildings, drives, other physical features and easements have been obtained from a Property Survey prepared by Redniss & Mead, Inc., dated February 12, 1997, updated April 2006, conforming to Horizontal Accuracy Class A-2; 2) contours and spot elevations depicted hereon were taken from aerial photogrammetric mapping titled "MAP SHOWING TOPOGRAPHY ON PROPERTY IN STAMFORD, CT. PREPARED FOR HINES INTERESTS LIMITED PARTNERSHIP" as revised to July 22, 1991 by Rocco V. Andrea, Inc. and conforming to Topographic Accuracy Class T-3; and 3) offsite buildings, features, drives, roads and contours taken from City of Stamford-LUC Mapping System. This map conforms to Topographic Accuracy Class T-2.
- Total area of the surveyed parcel = 36.5869 Acres.
- Reference is made to the following maps of record: 2232, 6192, 6317, 9805, 9837, 9877, 9880, 10660, 10662, 10763, 12597 and 14224 of the Stamford Land Records (S.L.R.).
- Reference is made to deed of record found in Vol. 12519 Pg. 342 of the S.L.R.
- Reference is made to the following instruments of record:

VOLUME/BOOK	PAGE	COMMENT
397	511	No longer applicable
426	116	Drainage easement superseded by Vol. 1601 Page 227.
716	326	Easement re: "Future Road"
845	382	Right to drain - depicted hereon
1182	653	Electric service easement - depicted hereon
1218	83	Drainage, Slope & Trf. Ctr. - depicted hereon
1601	227	289 & 291
1898	149	Sanitary sewer easements - depicted hereon
2016	149	
2074	282	Acquisition by State of Connecticut
4637	316	Traffic Apurtenance Easement to State of CT
- Reference is made to a map titled "Right Of Way Survey - Town of Stamford Map showing Land Acquired From Hyperion Software Corporation by The State of Connecticut Department Of Transportation Improvement Of Merritt Parkway Interchange #34 at Route 104" Project No. 135-230, Serial No. 1, Sheet 1 of 1, dated October 2004.
- Elevations depicted hereon are based on the North American Vertical Datum of 1988 (NAVD-88).
- Limits of wetlands depicted hereon were identified & flagged by Soils Science and Environmental Services and field located by this office in April 2006.
- Subject property does not lie within a Special Flood Zone as depicted on Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency. Reference is made to Community Panel No. 09001C0502F, dated June 18, 2010.

TREE LEGEND

B	BIRCH
P	PINE
M	MAPLE
O	OAK
D	DOGWOOD
SY	SYCAMORE
T	TULIP
L	LOCUST
A	ASH
H	HICORY
S	SPRUCE
HE	HEMLOCK
AP	APPLE

PROPERTY & TOPOGRAPHIC SURVEY
 DEPICTING
 #900 LONG RIDGE ROAD
 STAMFORD, CT
 PREPARED FOR
 MONDAY PROPERTIES

Scale: 1"=60'

Drawn By: TRM | Checked By: | Date: 05/19/2023

To me known and held this day to be a true and correct copy of the original.

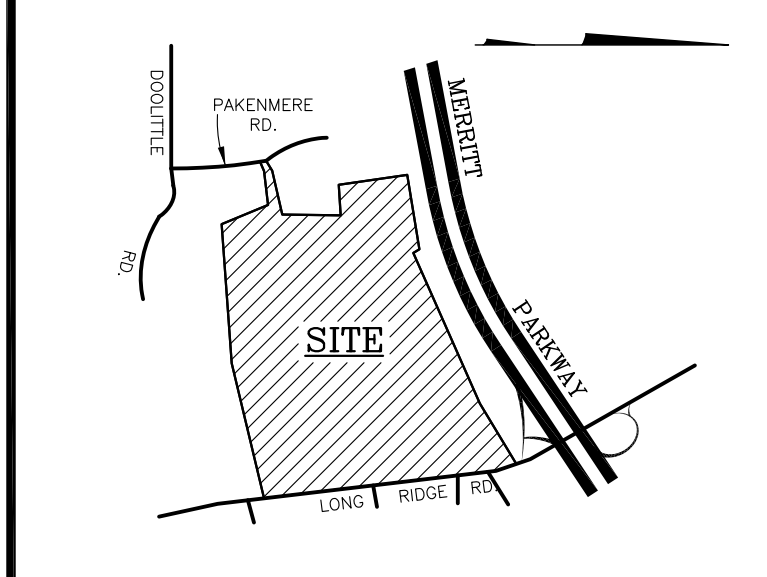
George P. Ferber
 JUDGE P. FERBER, CT. L.S. #70179
 5/19/2023

LAND SURVEYING
 CIVIL ENGINEERING
 PLANNING & ZONING CONSULTING
 PERMITTING

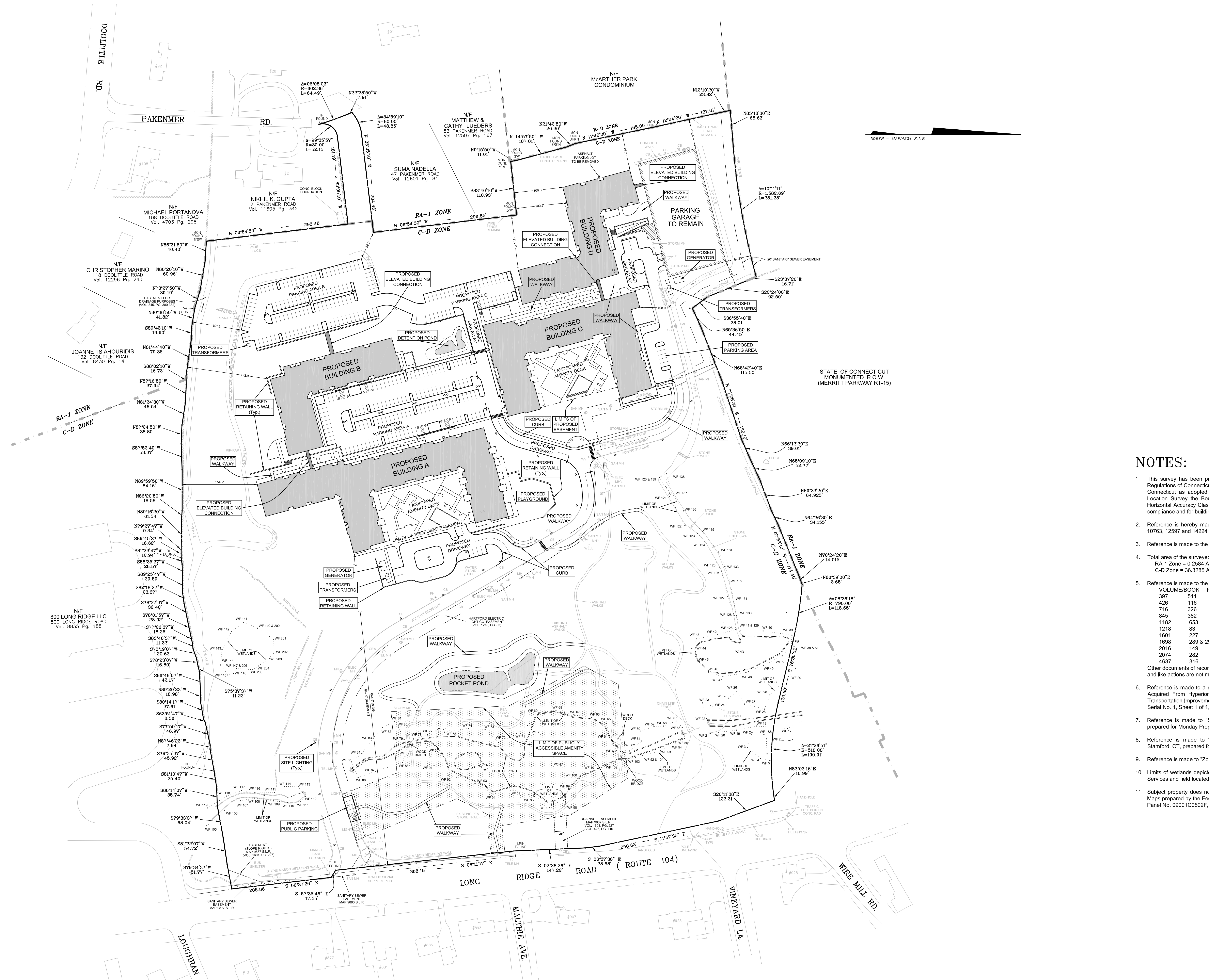
REDNISS & MEAD

22 First Street | Stamford, CT 06907
 TEL: 203.372.0001 | FAX: 203.372.1118
 www.rednissandmead.com

Sheet No: PSTS
 Cases No: 1988J-2



STAMFORD, CT.
ORIENTATION



NORTH - MAP4221.S.L.R.

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 determination of zoning compliance and for building permit purposes.
- Reference is hereby made to Maps 2237, 6182, 6317, 9805, 9837, 9877, 9880, 10660, 10662, 10763, 12597 and 14224 of the Stamford Land Records (S.L.R.).
- Reference is made to the deed of record found in Vol. 12519 Pg. 342 of the S.L.R.
- Total area of the surveyed parcel is 36.5869 Acres
RA-1 Zone = 0.2584 Acres
C-D Zone = 36.3285 Acres
- Reference is made to the following instruments of record:

VOLUME/BOOK	PAGE	COMMENT
397	511	No longer applicable
426	116	Drainage easement superseded by Vol. 1601 Page 227.
716	326	Easement re: "Future Road"
845	382	Right to drain - depicted hereon
1192	653	Electric service easement - depicted hereon
1218	83	Electric service easement - depicted hereon
1601	227	Drainage, Slope & Trf. Ctrl - depicted hereon
1698	289 & 291	Sanitary sewer easements - depicted hereon
2016	149	Sanitary sewer easements - depicted hereon
2074	282	Acquisition by State of Connecticut
4637	316	Traffic Apurtenance Easement to State of CT

 Other documents of record itemized in the title report and referencing zone changes, approval plans and like actions are not mappable.
- Reference is made to a map titled "Right Of Way Survey - Town of Stamford Map showing Land Acquired From Hyperion Software Corporation by The State Of Connecticut Department Of Transportation Improvement Of Merritt Parkway Interchange #34 at Route 104" Project No. 135-230, Serial No. 1, Sheet 1 of 1, dated October 2004.
- Reference is made to "Site Development Plan depicting 900 Long Ridge Road, Stamford, CT, prepared for Monday Properties" dated June 23, 2023, prepared by Redniss & Mead.
- Reference is made to "Property & Topographic Survey depicting #900 Long Ridge Road, Stamford, CT, prepared for Monday Properties" dated May 19, 2023, prepared by Redniss & Mead.
- Reference is made to "Zoning Data Chart" dated June 22, 2023, prepared by Redniss & Mead.
- Limits of wetlands depicted hereon were identified & flagged by Soils Science and Environmental Services and field located by this office in April 2006.
- Subject property does not lie within a Special Flood Zone as depicted on Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency. Reference is made to Community Panel No. 09001C0502F, dated June 15, 2010.

ZONING LOCATION SURVEY
DEPICTING
PROPOSED IMPROVEMENTS
#900 LONG RIDGE ROAD
STAMFORD, CT
PREPARED FOR
MONDAY PROPERTIES

Scale: 1"=80'
0 80 160

Drawn By: TRM | Checked By: | Date: 06/23/2023

To my knowledge and belief this map is substantially correct as matter of fact.

Jorge P. Perera
JORGE P. PERERA CT. L.S. #70179
6/23/2023
DATE

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorised alteration renders any declaration herein null & void.

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

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www.rednissandmead.com

Sheet No:
ZLS
Comm. No.: 1988