

SYMBOL LEGEND	
EX.D	Existing Trench Drain
U.V.	Underground Vault
LP	Light Pole
AD	Area Drain
STM.MH	Storm Water Man Hole
CB	Storm Water Catch Basin
FW	Fire Hydrant
SM.MH	Sanitary Sewer Man Hole
ELEC.MH	Electric Service Man Hole
WV	Water Valve
GV	Gas Valve
WL	Water Line
DL	Data Line
GL	Gas Line
EL	Electric Line
S	Sign

YANKEE GAS EASEMENT MAP 13360 S.L.R. BK.6306 PG.170 S.L.R. BK.6306 PG.173 S.L.R.
CL&P EASEMENT MAP 14766 S.L.R. BK.11440 PG.110 S.L.R.
CABLEVISION EASEMENT MAP 13361 S.L.R. BK.6306 PG.176 S.L.R. BK.6306 PG.180 S.L.R.
PUBLIC ACCESS EASEMENT A BK.6727 PG.150 S.L.R.
PUBLIC ACCESS EASEMENT B BK.6727 PG.150 S.L.R.
PUBLIC ACCESS EASEMENT C BK.6727 PG.150 S.L.R.
CONSERVATION ACCESS BK.6727 PG.163 S.L.R.
EASEMENT OF WAY BK.1408 PG.35 S.L.R.
VIEW EASEMENT BK.8545 PG.131 S.L.R.

CL&P EASEMENT
MAP 14766 S.L.R.
BK.11440, PG. 110 S.L.R.

FORMER ROAD PARCEL

N/F CRE HOLDING LLC
PARCEL B, MAP 11811 S.L.R.
VOL 11912, PG. 138 S.L.R.
#1 CUMMINGS POINT RD

YANKEE GAS SERVICES Co. EASEMENT
MAP 13360 S.L.R.
BK. 6306, PG. 170 S.L.R.
BK. 6306, PG. 173 S.L.R.

OTHER LANDS OF
72 CUMMINGS POINT ROAD, LLC
PARCEL 1
MAP 11811 S.L.R.
VOL 5664, PG. 67 S.L.R.

FORMER PARCEL 2
MAP 9485 S.L.R.

REVISED PARCEL 2
AREA=5.7616 Acres

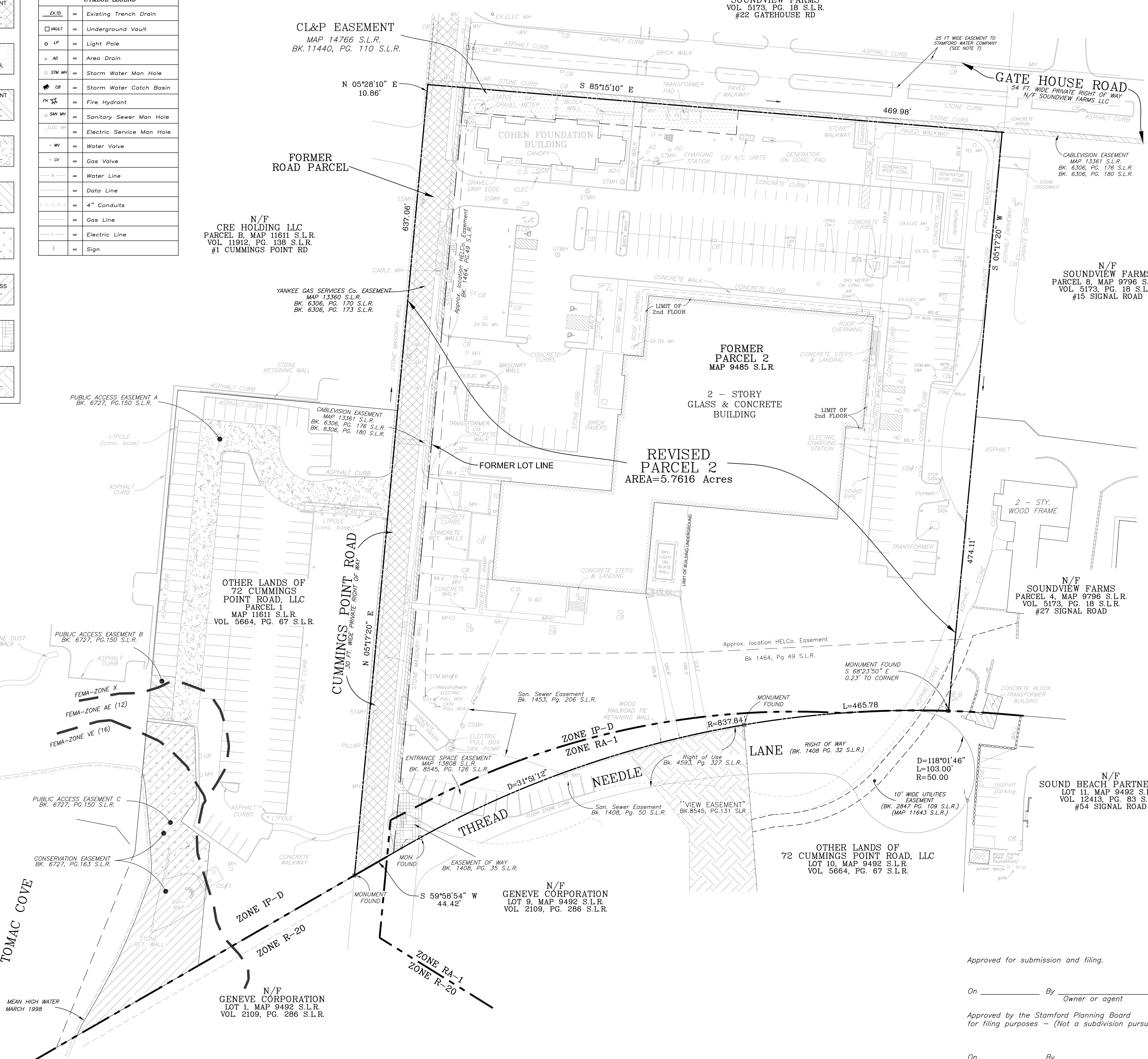
N/F SOUNDVIEW FARMS
PARCEL 6, MAP 9796 S.L.R.
VOL 5173, PG. 18 S.L.R.
#15 SIGNAL ROAD

N/F SOUNDVIEW FARMS
PARCEL 4, MAP 9796 S.L.R.
VOL 5173, PG. 18 S.L.R.
#27 SIGNAL ROAD

N/F SOUND BEACH PARTNERS LLC
LOT 11, MAP 9492 S.L.R.
VOL 12413, PG. 83 S.L.R.
#54 SIGNAL ROAD

N/F GENEVE CORPORATION
LOT 9, MAP 9492 S.L.R.
VOL 2109, PG. 286 S.L.R.

N/F SOUNDVIEW FARMS
VOL 5173, PG. 18 S.L.R.
#22 GATEHOUSE RD



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 Survey of the record boundaries and an Original Survey of the new lot lines, each conforming to Horizontal Accuracy Class A-2. It is intended to depict a consolidation of parcels.
- Area of the surveyed parcels:
Former Road Parcel = 0.4391 Acres
Former Parcel 2 = 5.3225 Acres
Total area of the consolidated parcels = 5.7616 Acres
- Reference is made to deed of record found in Vol. 5664, Pg. 67 of the Stamford Land Records (S.L.R.).
- Reference is made to the following maps of record: 9032, 9485, 9492, 11611, 11643 and 13426 S.L.R.
- Reference is made to instruments of record as labeled hereon.
- Portion of Parcel 1 lies in part in Flood Hazard Zones AE-12, AE-13 & VE-16, and predominantly in Zone X as depicted on FEMA Rate Map Community Panel No. 090000518G, dated July 8, 2013.
- Wetlands, if any, have not been depicted hereon.
- The owner of record is: 72 Cummings Point Road, LLC
- Parcels have direct access to and from Cummings Point Road and Gate House Road, each of which is a "private street."
- Subsurface utility, structure and facility locations depicted hereon have been compiled, in part, from municipal records and field measurements. These locations must be considered as approximate, may not be complete and other such features may exist on the site. The size, location and existence of all such features must be verified by the appropriate authorities prior to construction.

PROPERTY SURVEY
DEPICTING A
CONSOLIDATION OF PARCELS
72 CUMMINGS POINT ROAD,
STAMFORD, CT
PREPARED FOR
72 CUMMINGS POINT ROAD, LLC

Scale: 1"=40'

Drawn By: TRM Checked By: Date: 7/24/2025

To my knowledge and belief this map is substantially correct as noted hereon.

George J. Pereira
JORGE J. PEREIRA CT. L.S. #70179
7/24/2025
DATE

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

Sheet No: **CONS**

22 First Street | Stamford, CT 06905
Tel 203.327.0500 | Fax 203.357.1118
www.rednissandmead.com

Comm. No: 2086

Approved for submission and filing.

On _____ By _____
Owner or agent

Approved by the Stamford Planning Board
for filing purposes - (Not a subdivision pursuant to CGS 8-18.

On _____ By _____
Chair or Secretary

THIS IS AN ORIGINAL
MYLAR PRODUCED
FOR FILING ON THE
LAND RECORDS
Redniss & Mead