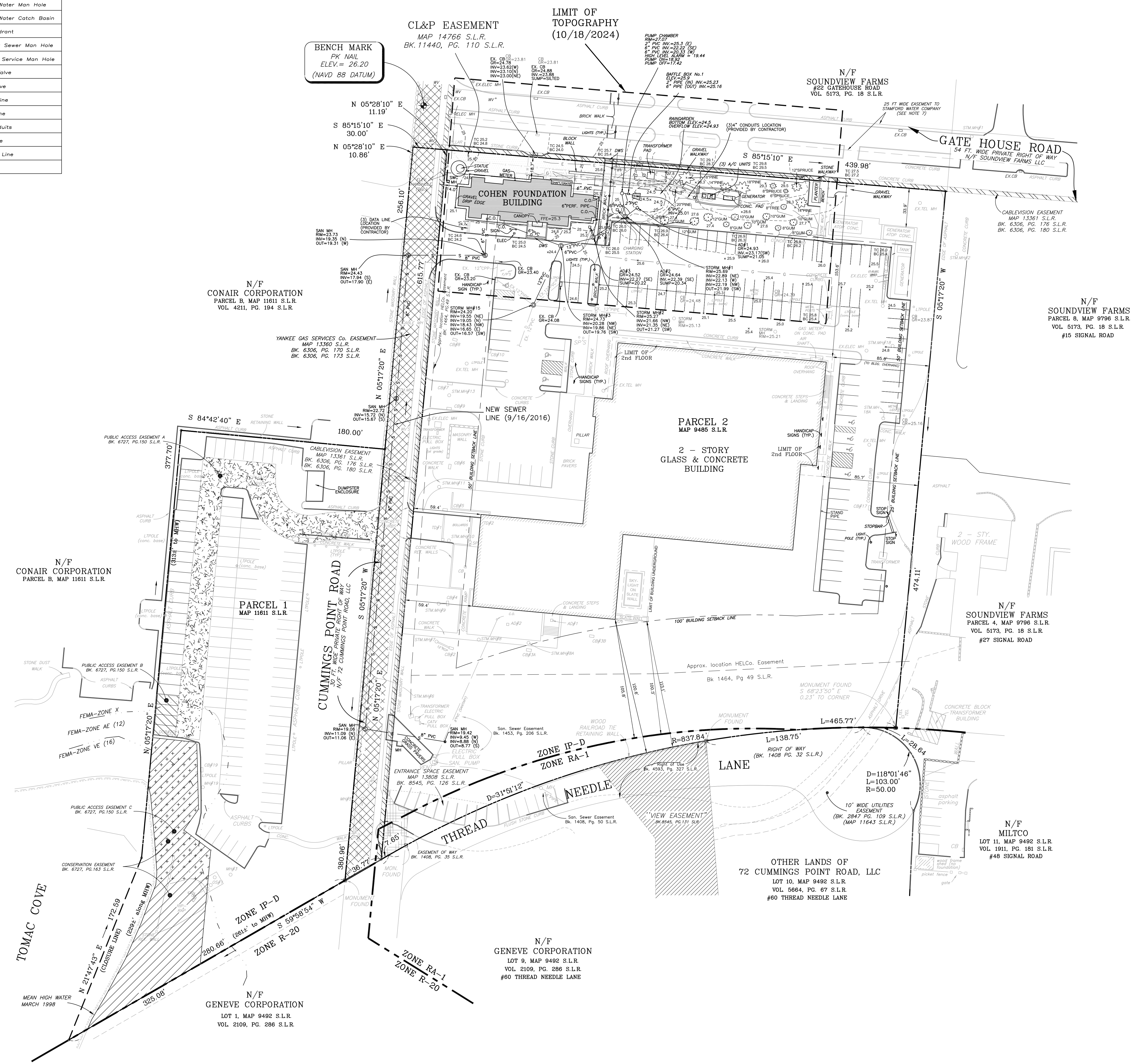


SYMBOL LEGEND	
EX-72	Existing Trench Drain
U-Vault	Underground Vault
LP	Light Pole
AD	Area Drain
STM-MH	Storm Water Man Hole
CB	Storm Water Catch Basin
FH	Fire Hydrant
SSW-MH	Sanitary Sewer Man Hole
ELEC-MH	Electric Service Man Hole
WV	Water Valve
GV	Gas Valve
WL	Water Line
DL	Data Line
4"	4" Conduite
GL	Gas Line
EL	Electric Line
+	Sign



- 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 Limited Property & 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.
 - Total area of the surveyed parcels = 7.1554±Acres or 311,691±SF. For the purposes of this survey the area within the I-PD Zone is 305,469 SF.
 - Reference is made to the maps referenced hereon and to the following maps of record: 9032, 9485, 9492, 11611, 11643 and 13426 S.L.R.
 - Reference is made to an unrecorded map titled "Zoning Location Survey depicting #72 Cummings Point Road, Stamford CT prepared for 72 Cummings Point Road, LLC" dated 3/16/15 and prepared by this office.
 - Reference is made to architectural plans titled "43 Gatehouse Road Parcel 8, Stamford CT" dated 4/27/16 and prepared by HLW International LLP.
 - 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. 090005186, dated July 8, 2015.
 - Reference is made to "Improvement Location Survey depicting Cohen Foundation Building & Parking 72 Cummings Point Road, Stamford, CT, prepared for 72 Cummings Point Road, LLC" dated September 26, 2016, prepared by Redniss & Mead.
 - The owner of record is: 72 Cummings Point Road, LLC
 - Property is known as #72 Cummings Point Road.
 - Parcels have direct access to and from Cummings Point Road and Gate House Road, each of which is a "private right-of-way."
 - Reference is made to zoning data prepared by Carmody Torrance Sandak & Hennessey LLP.
 - Elevations shown hereon are The North American Vertical Datum of 1988 (NAVD 88).
 - Subsurface utility, structure and facility locations depicted hereon have been verified, in part, from municipal records, field measurements and contractor's records. 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.

1	TRM	7/31/2025	PER TEAM COMMENTS
No.	By	Date	Revision Note

LIMITED PROPERTY & TOPOGRAPHIC SURVEY
 DEPICTING EXISTING CONDITIONS FOR
 COHEN FOUNDATION BUILDING & PARKING
 72 CUMMINGS POINT ROAD,
 STAMFORD, CT
 PREPARED FOR
 72 CUMMINGS POINT ROAD, LLC

Scale: 1"=40'

Drawn By: TRM | Checked By: | Date: 10/18/2024

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

John P. Redniss
 JOHN P. REDNISS, P.E.
 JORDAN PERERA, C.T.S. L.S. #70179
 7/31/2025
 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

Sheet No:
LPTS
 Conn. No.: 2086

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