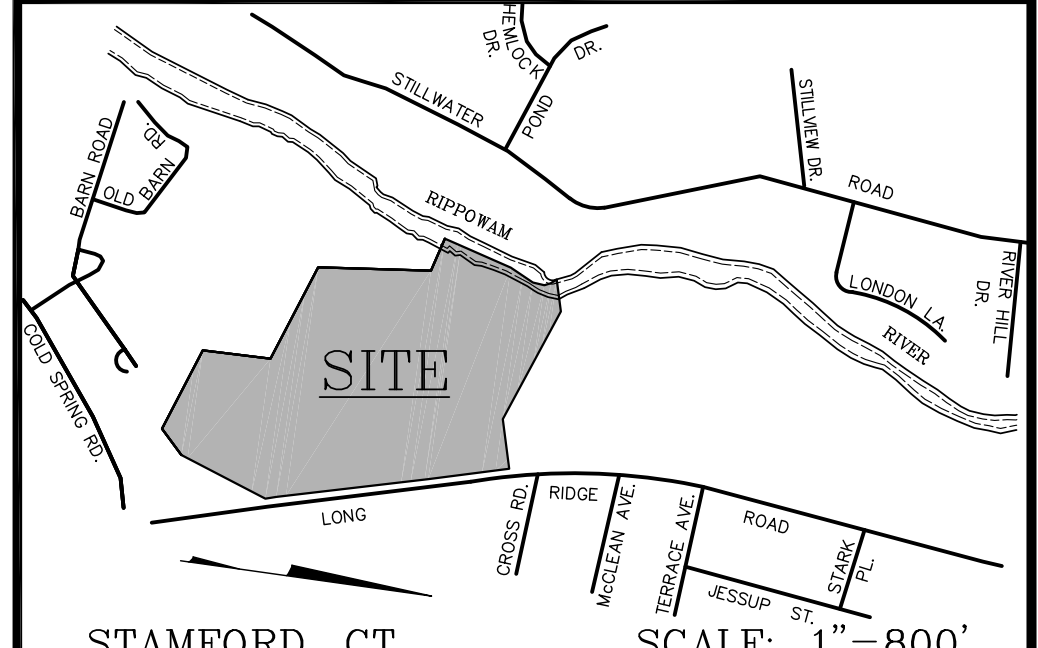


BLOCK: 247 ZONE: C-D



ORIENTATION

PARCEL ID: 003-8214

NOTES:

- 1. 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" which is a Resurvey conforming to Horizontal Accuracy Class A-2, the elevations of which conform to Topographic Accuracy Class T-D (see note 9). It is intended to depict property boundaries, locations and elevations of improvements and topographic features.
2. Reference is made to deed of record found in Vol. 9228 at Pg. 167 of the Stamford Land Records (S.L.R.).
3. Reference is made to Parcel B-R, Map 11551 and to maps 1205, 3875, 4120, 7507, 7521, 7530, 7646, 8317, 8693, 8694, 8695, 9884, 9885, 9886, 9887, 9888, 9889, 10292, 12643 and 12673 of the Stamford Land Records.
4. Elevations depicted hereon are based on the North American Vertical Datum of 1988 (NAVD-88).
5. Area of the surveyed Parcel "B-R" = 26.1109 Acres.
6. Reference is made to FEMA Flood Insurance Rate Map Panel No. 508 of 626, Map No. 09001C0508F, Effective Date June 18, 2010. Subject property does not lie within a Special Flood Hazard Area. 100-Year Flood Line (BFE 48.3 - 49.8) is based on actual ground elevations derived from said FEMA Map, in conjunction with the Flood Profiles of Rippowam River (lower reach).
7. Owner of record: 120-C Long Ridge LLC.
8. Wetlands flags WC-1-100 thru WC-1-102 depicted hereon were delineated on 9/20/24 by Tighe & Bond and were field located on 10/8/2024 by Redniss & Mead. Wetland Flags 1-5 & 9-16 were delineated on 2/27/1995 by Bruce C. Laskey, Certified Soil Scientist and a report issued on 2/28/1995 by Redniss & Mead. Reference is also made to a report issued by Jay Fain & Associates LLC, dated 8/15/2019, verifying the locations of wetland flags 11-16.
9. Topography depicted hereon is based on aerial photogrammetry by Lockwood Mapping Company 2001.
10. Trees depicted hereon were field located by Redniss & Mead in 2001 & 2025.
11. 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.
12. Reference is made to instruments of record as labeled hereon.
13. Reference is made to the following instruments of record, affecting the subject parcel, found in the Stamford Land Records:
- Easement to the Stamford Water Company - Vol. 649, Pg. 543 S.L.R.
- Rights of others to use for road purposes that portion of Parcel C on Filed Map No. 10292 which is shown as "Reserved for Future Road" on Filed Map No. 4120.
- Sanitary and Storm Sewer Easement - Vol. 1683, Pg. 24 S.L.R. (Depicted hereon).
- Drainage Easement, Easement to excavate ditch and other rights - Vol. 1141, Pg. 132 S.L.R. (Depicted hereon).
- Agreement between the Sewer Commission of the City of Stamford and Olin Mathieson Chemical Corporation - Vol. 1147, Pg. 287 S.L.R.
- River Walk Easement - Vol. 1833, Pg. 177 S.L.R. (Depicted hereon).
- Right of Way and 25 Foot Drainage Right of Way - Vol. 2745, Pg. 328 S.L.R. (Depicted hereon).
- Easement to the State of Connecticut - Vol. 4655, Pg. 271 S.L.R.

Legend table with symbols for Property Line, Curb Line, Chain Link Fence, Stone Wall, Stone Masonry Wall, Zone Line, Building Setback Line, Water Valve, Gas Valve, Stand Pipe / Fire Hydrant, Existing Catch Basin, Existing Sanitary Manhole, Existing Storm Manhole, Existing Electric Manhole, Existing Telephone Manhole, Clean Out, Light Pole, Utility Pole, Building Face, Tree Line, Minor Interval Contour, Major Interval Contour.

Abbreviations table listing symbols for Air Conditioning, Catch Basin, Cast Iron Pipe, Corrugated Metal Pipe, Concrete, Fed. Emerg. Man. Ag., Fire Hydrant, Finished Floor Elevation, Flag Pole, GUY Pole, Grate, Hemlock, Headwall, Invert, Iron Pin, Light Pole, Maple, Manhole, Now Or Formerly, Re-enforced Conc. Pipe, Sanitary, Stamford Land Records, Sprinkler Connection, Traffic, Wetland Limit Flag, Water Valve.

CONTROL POINT A
MAG. NAIL
ELEV = 93.62
N = 2831.17
E = 474.72

N/F
120-C Long Ridge LLC
VOL. 9228, PG. 167 S.L.R.
#120 LONG RIDGE ROAD
PARCEL C, MAP 11551 S.L.R.

N/F
T.J.H. Senior Living LLC
VOL. 13107, PG. 17 S.L.R.
#180 LONG RIDGE ROAD
PARCEL A-R, MAP 11551 S.L.R.

CONTROL POINT B
IRON PIN
ELEV = 90.47
N = 2847.58
E = 1576.59

PROPERTY & TOPOGRAPHIC SURVEY
DEPICTING
PARCEL "B-R" - MAP 11551 S.L.R.
#120 LONG RIDGE ROAD
STAMFORD, CONNECTICUT
PREPARED FOR
120 LONG RIDGE LLC

Redniss & Mead logo and contact information. Includes scale bar (1 inch = 80 feet), drawing and check dates (3/12/2025), signature of Jorge P. Pereira, date 3/12/2025, and PSTS logo. Address: 22 First Street | Stamford, CT 06905. Tel: 203.327.0500 | Fax: 203.357.1118. www.rednissmead.com

