

LOCATION MAP
NOT TO SCALE



SURVEY NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPT. 26, 1996.

IT IS A ZONING LOCATION SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. THIS SURVEY WAS PREPARED STRICTLY FOR THE PURPOSE OF SHOWING THE PROPOSED LEASED AREA. THE USE BY OTHER PERSONS OR OTHER REASONS OTHER THAN STATED HEREON IS NOT VALID.

CERTIFICATIONS ON THIS MAP ARE NOT TRANSFERABLE TO FUTURE OWNERS OF THIS PROPERTY.

2. SURVEYED PARCEL IS SUBJECT TO PRIVATE AND OR PUBLIC RESTRICTIONS AND OR EASEMENTS OF RECORD IF ANY AS THE TITLE REPORT MAY REVEAL.

IT IS THE RESPONSIBILITY OF THE CLIENT TO CONSULT HIS/HER LAYER ABOUT RESTRICTIONS AND OR EASEMENTS.

3. THE PROPERTY IS LOCATED IN ZONE M-G, TAX MAP #128 BLOCK #108 LOT #B.

4. UNDERGROUND UTILITIES SHOWN HEREON-IF ANY ARE BASED ON THE VISIBLE STRUCTURES AT THE TIME OF THE SURVEY AND COMPILED FROM OTHER SOURCES AND THESE LOCATIONS ARE APPROXIMATE. ADDITIONAL UTILITIES ABANDONED OR IN USE MAY EXIST. PRIOR TO ANY EXCAVATION OR CONSTRUCTION CONTACT "CALL BEFORE YOU DIG": 1-800-922-4455.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY, ARE NOT DEPICTED HEREON.

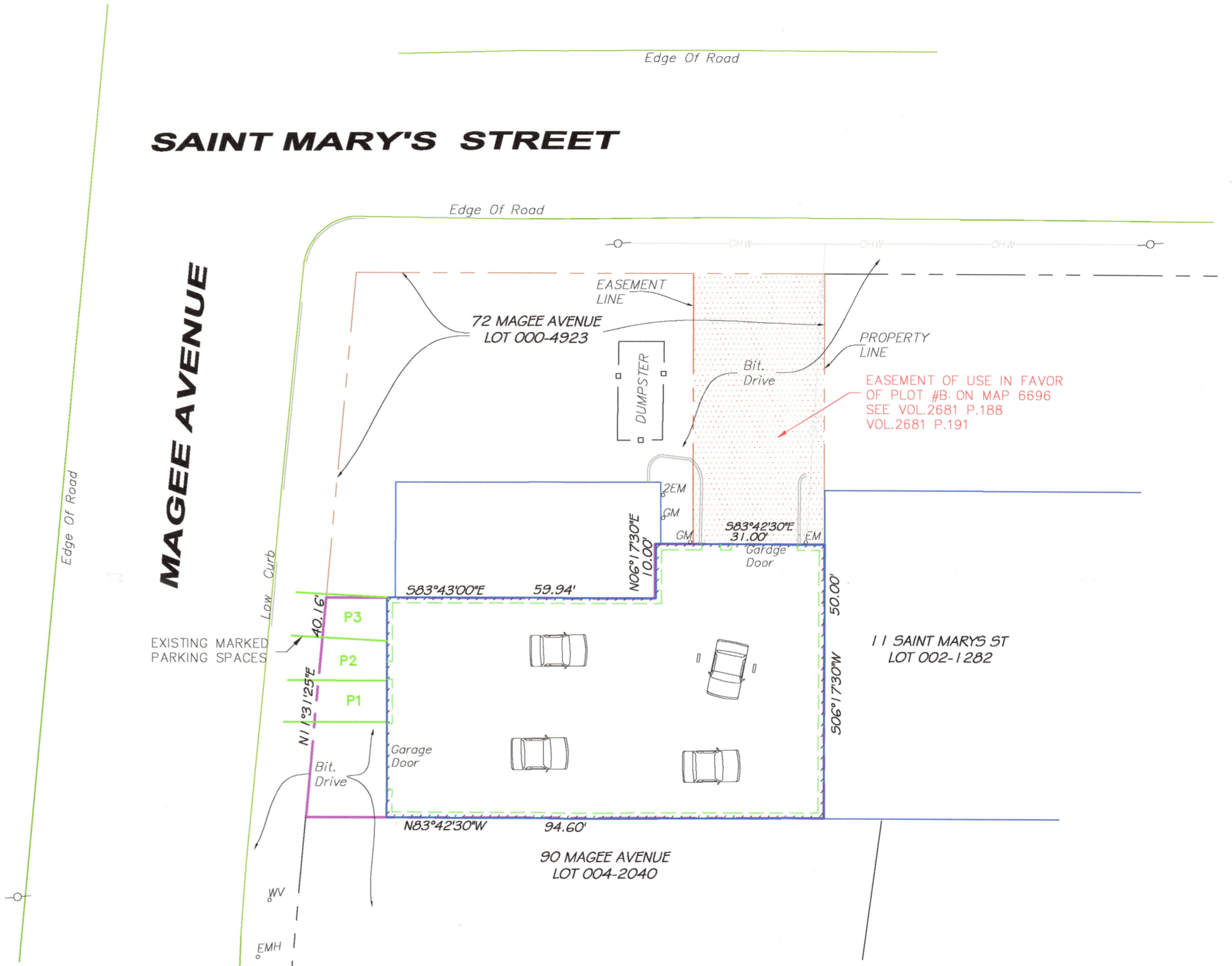
DISTANCES FROM THE BUILDING TO THE PROPERTY LINE ARE NOT TO BE USED FOR BOUNDARY DETERMINATION.

ALL SETBACKS AND ZONING REQUIREMENTS MUST BE CONFIRMED WITH THE PLANING AND ZONING OFFICE PRIOR TO ANY DESIGN.

THE PROPERTY IS WITHIN FLOOD ZONE X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE, AS SHOWN ON FEMA MAP 09001C0517G.

SAINT MARY'S STREET

MAGEE AVENUE

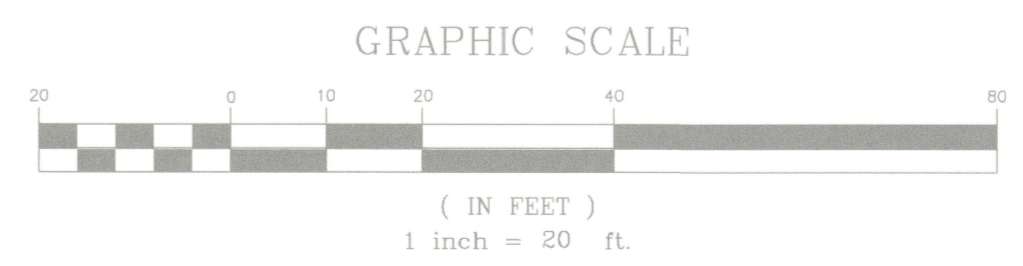


#034-21

REFER TO MAP #6696 STAMFORD LAND RECORDS

LOT AREA: 4,021 SQ. FT 0.09 ACRES

BUILDING/LOT RATIO COVERAGE :	MAX. ALLOWED	EXISTING
	80%	87.4%



LEGEND:

○ Iron Pin/Pipe (Found)	—o/h— Overhead Wires
OEM Electric Meter	—□—□— Stockade Fence
☐ Mail Box	—x—x— Chain Link Fence
ORL Roof Leader	○○○○○ Hedge/Edge Of Bush
OGM Gas Meter	
🌳 Tree	
☆ Light Post	

DATE:	9/29/2021
SCALE:	1"=20'
SHEET:	
DWG NO:	

ZONING LOCATION SURVEY
#78 AKA #78-80 MAGEE AVENUE
PREPARED FOR BORIS QUIROZ-CT QUALITY TRANSMISSIONS
STAMFORD, CONNECTICUT



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

W. Smith

WILLIAM SMITH L.S.#70315

K&A LAND SURVEYORS LLC
 1266 EAST MAIN STREET SUITE 700R
 STAMFORD, CONNECTICUT 06902
 (203) 274-0246
www.kalandurveyors.com