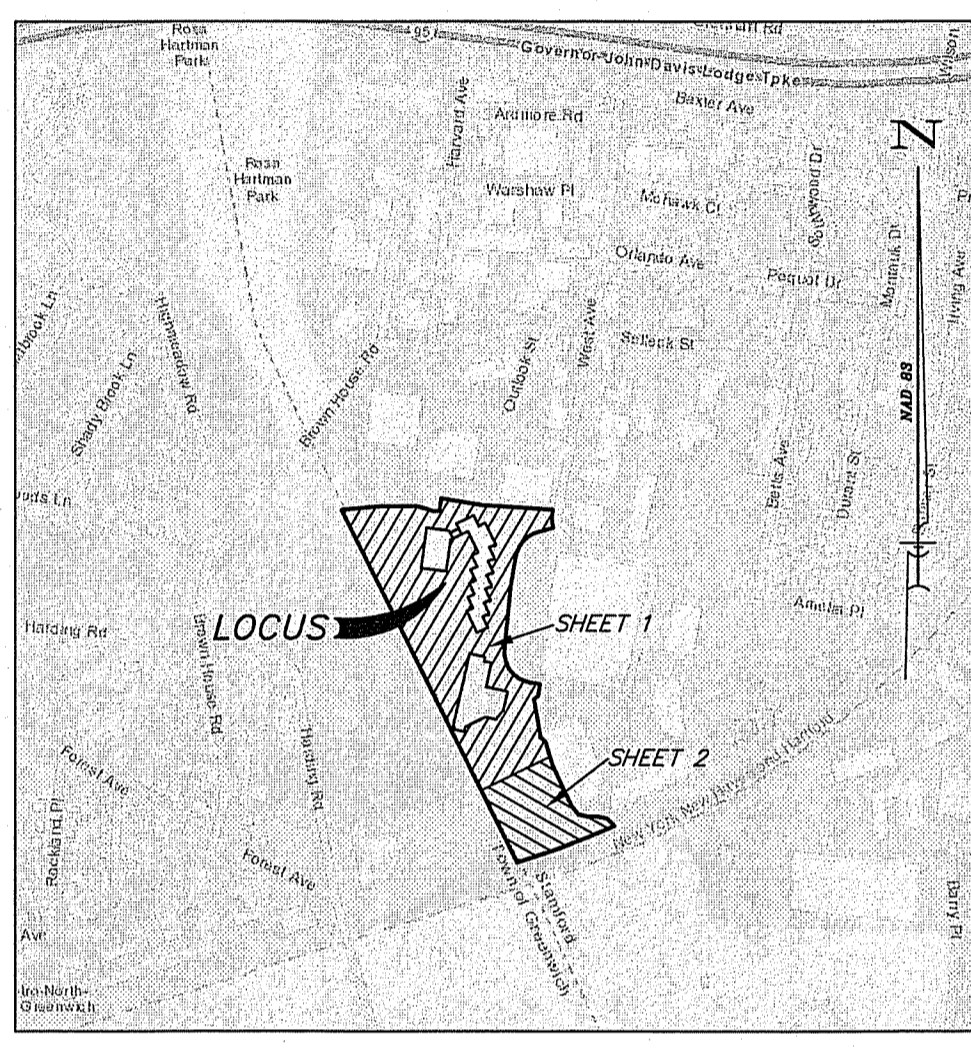


REVISIONS	
STORM DRAINAGE & SANITARY SEWER INFORMATION ADDED	JUNE 25, 2021
TRANSCRIBED WETLANDS LINE ADDED	JULY 7, 2021
NOTES AND CERTIFICANTS REVISED	JULY 22, 2021



ALTA / NSPS LAND TITLE SURVEY
PROPERTY AND TOPOGRAPHIC SURVEY
419 & 650 WEST AVENUE
PREPARED FOR
WEST AVENUE INDUSTRIAL, LLC
STAMFORD, CONNECTICUT
SCALE: 1" = 40 FT. JUNE 3, 2021
WILLIAM W. SEYMOUR & ASSOCIATES, P.C.
LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS
170 NOROTON AVENUE ~ 203-655-3331 ~ DARIEN, CONN. ©
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
Jeffrey W. McDougal CT PLS No. 70090

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS" IN THE STATE OF CONNECTICUT AS AMENDED ON OCTOBER 26, 2018.
IT IS A PROPERTY SURVEY THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A" - 2" AND IS INTENDED TO BE USED FOR CONVEYANCING, MORTGAGING OR TITLE INSURANCE PURPOSES.
IT IS A TOPOGRAPHIC SURVEY CONFORMING TO VERTICAL ACCURACY CLASS "Y" - 2" AND TOPOGRAPHIC ACCURACY CLASS "1" - 2". IT IS INTENDED TO DEPICT THE CONFIGURATION (RELIEF) OF THE EARTH'S SURFACE (GROUND) AND THE LOCATION OF NATURAL AND ARTIFICIAL OBJECTS THEREON.
THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN FOR THAT WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS MAP RENDERS THE PREPARER'S DECLARATION NULL AND VOID.
DISTANCES NOTED +/- FROM BUILDINGS TO PROPERTY LINES ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE USED TO ESTABLISH PROPERTY BOUNDARIES.
UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT DEPICTED HEREON.
ALL BOUNDARY MONUMENTATION FOUND OR SET HAS BEEN DEPICTED HEREON.
PROPERTY IS LOCATED IN A 'M-G' GENERAL INDUSTRIAL ZONE.
REFER TO FORMER PARCEL B-1 AND FORMER PARCEL B 2-5, MAP 12884 OF THE STAMFORD LAND RECORDS.
REFER TO SHEET 2 OF 2 FOR EASEMENTS AND RESTRICTIONS.
SUBJECT PROPERTY APPEARS ON FEDERAL EMERGENCY MANAGEMENT AGENCY - FLOOD INSURANCE RATE MAP No. 08010C05166 - DATED: JULY 8, 2013 AND IS DEPICTED AS LYING ENTIRELY OUTSIDE THE ONE PERCENT ANNUAL CHANCE BOUNDARY.
THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES ONLY AND DOES NOT NECESSARILY REPRESENT THE ACTUAL POTENTIAL FOR FLOOD DAMAGE TO ANY EXISTING OR PROPOSED STRUCTURES OR IMPROVEMENTS LOCATED ON THIS PROPERTY.
WETLANDS LINE DEPICTED HEREON TRANSCRIBED FROM MAP NO. 12884 STAMFORD LAND RECORDS.

LEGEND
CATCH BASIN
STORM DRAINAGE MANHOLE
SANITARY SEWER MANHOLE
CLEAN OUT
WATER GATE
HYDRANT
GAS METER
LIGHT POLE
ELECTRIC MANHOLE
TELECOMMUNICATIONS MANHOLE
IRON PIN FOUND
MONUMENT FOUND
IRON PIPE FOUND
HVAC UNIT
OVERHEAD CLEARANCE SIGN
ACCESS EASEMENT VOL. 6141 PG. 279 VOL. 12703 PG. 117 VOL. 12703 PG. 124
CL&P EASEMENT VOL. 5086 PG. 86
DAM ACCESS EASEMENT MAP 12892 S.L.R.
WATER COMPANY EASEMENT VOL. 3489 PG. 286
SANITARY SEWER AND PUMP STATION EASEMENT VOL. 3489 PG. 284
STORM SEWER EASEMENT VOL. 2804 PG. 273
TO WEST AVENUE INDUSTRIAL, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY, THE WASHINGTON TRUST COMPANY (ASOA/ATMA AND ROBINSON & COLE, LLP, THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELDWORK WAS COMPLETED ON JUNE 3, 2021.
DATE OF PLAT OR MAP JUNE 23, 2021
JEFFREY W. MCDUGAL CT PLS No. 70090

