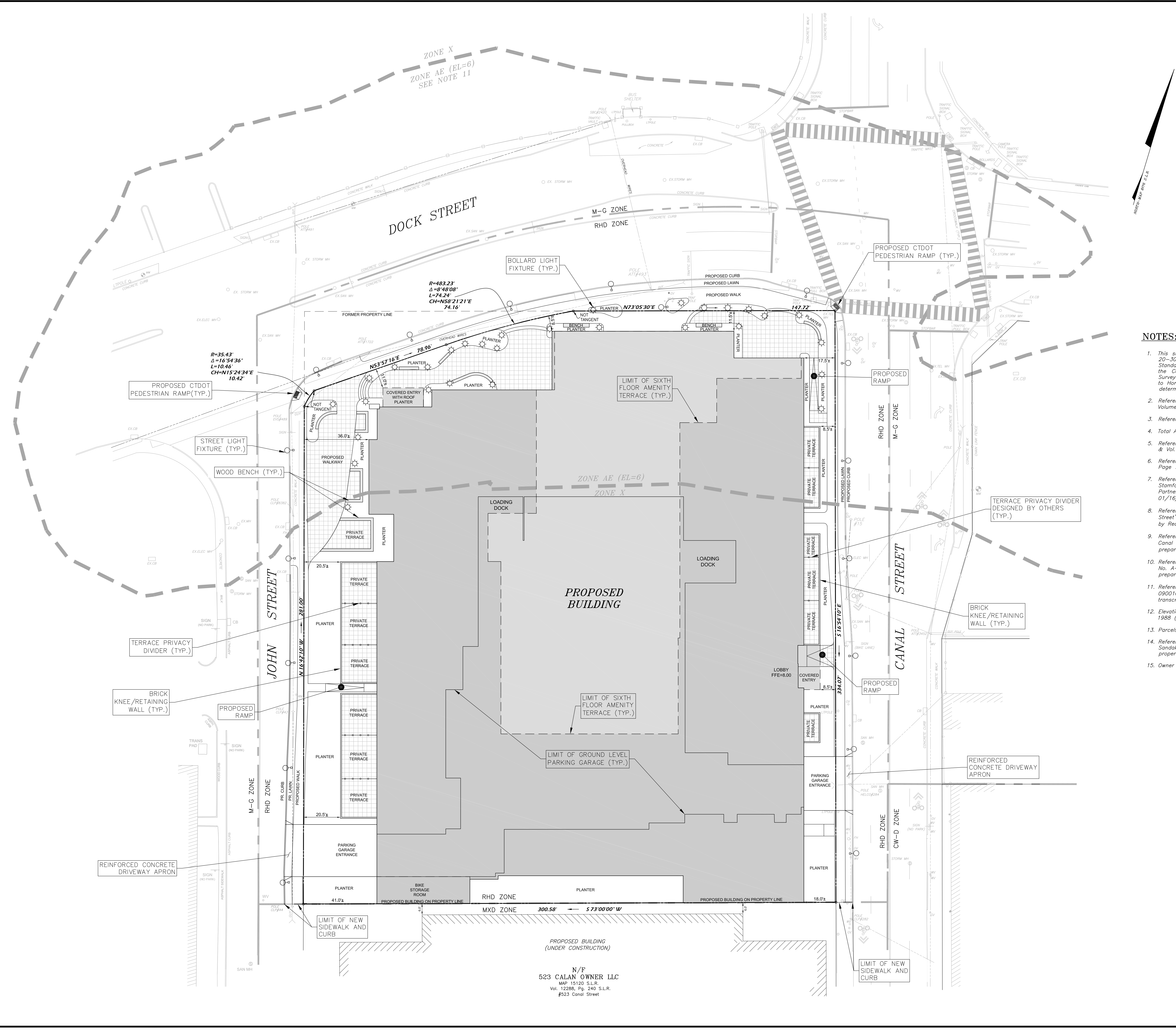


**BLOCK 82
ZONE RHD**
(Residential High Density)



- NOTES:**
- This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations in the 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 Zoning Location Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and intended to be used for application for determination of zoning compliance and for building permit purposes.
 - Reference is hereby made to a Certificate of Change of Name found in Volume 6052 at Page 56 of the Stamford Land Records (S.L.R.).
 - Reference is made to Maps 4257, 8176 & 8289 S.L.R.
 - Total Area of the surveyed parcel: 97,052 Sq. Ft. (2.228 Acres).
 - Reference is hereby made to the Deeds of Record found in Vol. 4970, Pg. 14 & Vol. 4972, Pg. 75 S.L.R.
 - Reference is made to Amended Certificate of Taking found in Volume 9654 at Page 71 S.L.R.
 - Reference is made to Parcel 1 on Map titled "Right of Way Survey, City of Stamford Map Showing Land Acquired From FirstNational Joint Venture Limited Partnership by City of Stamford, Stamford Urban Transitway Project" dated 01/16/2007 prepared by Fuss & O'Neill and to map 8176 S.L.R.
 - Reference is made to "Site Development Plan depicting 0, 441 & 481 Canal Street" Stamford Ct. prepared for First National Joint Venture, LLC., prepared by Redniss & Mead, Inc., dated 1/7/2022.
 - Reference is made to "Property & Topographic Survey depicting 0, 441 & 481 Canal Street" Stamford Ct. prepared for First National Joint Venture, LLC., prepared by Redniss & Mead, Inc., dated 1/16/2020.
 - Reference is made to Architectural plans titled "Level 1 - Floor Plan" Drawing No. A-101, 441 Canal Street, Stamford, CT., prepared for Heyman Properties, prepared by HLW, dated 8/20/2021.
 - Reference is made to FEMA Flood Insurance Rate Map (FIRM) No. 09001C0516G, map revised 7/8/2013. Flood line depicted hereon was transcribed from said map.
 - Elevations depicted hereon are based on North American Vertical Datum of 1988 (NAVD-88).
 - Parcels are intended to be consolidated prior to issuance of a building permit.
 - Reference is made to Zoning Data Table prepared by Carmody Torrance Sandak & Hennessey LLP, and is based on a pending Zone Change of the property currently in Zone MG to Zone RHD.
 - Owner of Record: First National Joint Venture, LLC.

ZONING LOCATION SURVEY
DEPICTING
**0, 441 & 481 CANAL STREET
and 50 JOHN STREET**
STAMFORD, CONNECTICUT
PREPARED FOR
HEYMAN PROPERTIES, LLC.

Scale: 1"=20'
Drawn By: RJR | Checked By: JPP | Date: 2/3/2022
To my knowledge and belief this map is substantially correct in all respects.
Jorge P. Perera
JORGE P. PERERA CT. L.S. #70179
2/3/2022
DATE

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street | Stamford, CT 06903
Tel: 203.372.0500 | Fax: 203.372.1118
www.rednissandmead.com

Sheet No:
ZLS
Conn. No.: 7300-3

N/F
523 CANAL OWNER LLC
MAP 15120 S.L.R.
Vol. 12285, Pg. 240 S.L.R.
#523 Canal Street

PROPOSED BUILDING
(UNDER CONSTRUCTION)

300.58' — 573.000' W

RHD ZONE

MXD ZONE

LIMIT OF NEW SIDEWALK AND CURB

LIMIT OF GROUND LEVEL PARKING GARAGE (TYP.)

LIMIT OF SIXTH FLOOR AMENITY TERRACE (TYP.)

LOADING DOCK

LOADING DOCK

PROPOSED BUILDING ON PROPERTY LINE

FORMER PROPERTY LINE

PROPOSED WALK

PROPOSED LAWN

PROPOSED CURB

PROPOSED RAMP

PROPOSED WALKWAY

PROPOSED WALK

PROPOSED WALK

PROPOSED WALK

PROPOSED WALK

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