

STAMFORD, CT. 1"=800'

ORIENTATION

Connecticut Coordinate System: NAD83

BEARINGS AND COORDINATES REFER TO THE CONN. COORDINATE SYSTEM AS MONUMENTED BY THE CONN. D.O.T. RIGHT-OF-WAY DIVISION WITH RESPECT TO HIGH RIDGE ROAD MONUMENTS WITH THE FOLLOWING VALUES:

RANDOM MON. D-3434 N. 89,741.963 E. 379,332.934  
RANDOM MON. D-3435 N. 90,056.320 E. 379,287.660  
RANDOM MON. D-3436 N. 90,543.725 E. 379,273.035

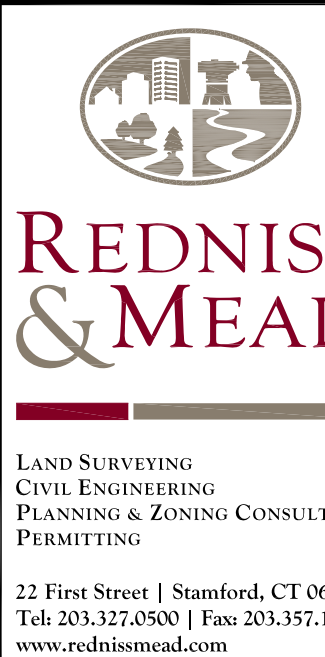
LEGEND	
—	PROPERTY LINE
—	CURB LINE
—	CHAIN LINK FENCE
—	METAL FENCE
—	EDGE OF PAVEMENT OR WALK
—	OVERHEAD WIRES
—	WATER VALVE/LINE
—	GAS VALVE/LINE
—	FIRE HYDRANT
—	CATCH BASIN
—	STORM SEWER MANHOLE
—	SANITARY SEWER MANHOLE
—	ELECTRIC UTILITY MANHOLE
—	U.G. ELEC.
—	STAND PIPE/FIRE HYDRANT
—	LTPOLE
—	UTILITY POLE
—	GUY WIRE
—	MONITOR WELL
—	HANDICAP PARKING SPACE
—	BRICK RETAINING WALL

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 Property and Limited 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.
- Area of property surveyed = 14.0745 Acres / 613,086 Sq. Ft.
- Reference is hereby made to the following maps of record: 3656, 3782, 4885, 5579, 11863, 11988, and 12197 of the Stamford Land Records S.L.R.
- Elevations depicted hereon are based on North American Vertical Datum of 1988 (NAVD88).
- Reference is made to an "ATLANSPPS Land title Survey" Prepared for TNREF III HIGH RIDGE LLC Prepared by Redniss & Mead Inc, dated June 13, 2017.
- The subject property currently has direct access to and from High Ridge Road, (CT Rte 137) an accepted public highway.
- No portion of the subject property lies within a Special Flood Hazard Areas depicted on FEMA Flood Insurance Rate Map #09001C0508F, dated June 18, 2010.
- Monitor wells noted and depicted hereon are for information purposes only.
- Subsurface utility, structure and facility locations depicted hereon have been compiled, in part, from record mapping, 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.
- Reference is made to encroachments depicted and/or noted hereon.
- Owner of Record: RA 225 High Ridge LLC, a Delaware limited liability company by virtue of a deed filed in Volume 8231, Page 3 S.L.R.

ZONING DATA (ZONE: C-D)		
CRITERIA	MINIMUM/ALLOWED	EXISTING
FRONT YARD SETBACK	50 FT	289.5 FT
RESIDENTIAL SETBACK	100 FT	172.3 FT
NON-RES. SETBACK	50 FT	132.4 FT
BUILDING HEIGHT	3.5 STORIES	3 STORIES
PARCEL AREA	15 ACRES	14.0745 ACRES
BUILDING COVERAGE	12% (73,570 SF)	11.9% (72,893 SF)

PROPERTY & LIMITED TOPOGRAPHIC SURVEY  
DEPICTING  
225 HIGH RIDGE ROAD  
STAMFORD, CT  
PREPARED FOR  
BAYWATER PROPERTIES



Scale: 1"=40'

Drawn By: TRM Checked By: JPP Date: 3/2/2022

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

*George P. Perbora*  
GEORGE P. PERBORA CT. L.S. #70179  
3/2/2022  
DATE

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration herein null & void.

Sheet No: **P&LTS**  
Comm. No.: 66850-1