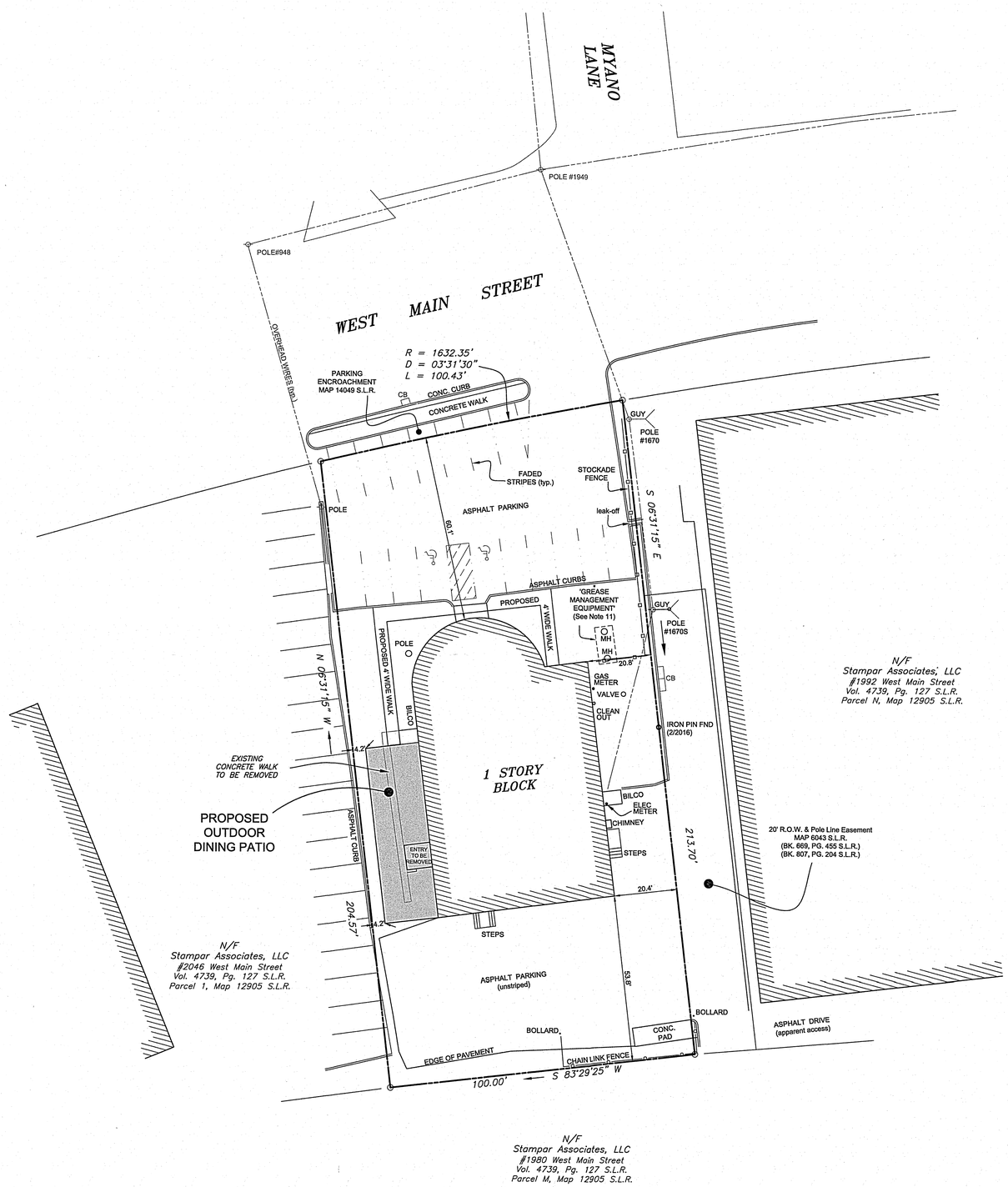

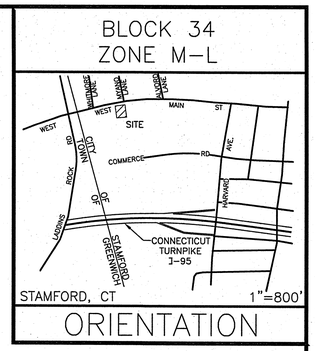

NOTES:

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 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 building permit purposes.
2. Total area of the surveyed parcel = 20,965 S.F. (0.4813 Acres).
3. Reference is made to the Deed of Record found in Vol. 11429, Pg. 169 of the Stamford Land Records (S.L.R.).
4. Reference is made to Maps 6043, 12725, 12905, 14049 and 14725 S.L.R. The referenced maps depict the adjoining properties. No record map of the subject property was found.
5. Reference is hereby made to the deed of conveyance found in Vol. 8760, Pg. 77 SLR and to easement described in Vol. 669, Pg. 455 and Vol. 807, Pg. 204 SLR. The easement was written to benefit what is now Parcel M, Map 12905, over what is now Parcel N, Map 12905 SLR. It does not extend to to the current southerly side of West Main Street.
6. There are 17 (faded) parking spaces associated with the property, 2 of which are designated Handicap and 7 of which encroach onto the ROW of West Main Street.
7. Owner of Record: CJS Properties I, LLC.
8. Building coverage: Existing = 24.4%
9. Reference is made to design plans prepared by MKDA, LLC dated July 2, 2021 prepared for RIKO's pizza.
10. * 'Grease Management Equipment' per owners records.
11. Pursuant to Stamford WPCA "The existing outdoor grease interceptor (concrete chamber) shall be properly abandoned by pumping out the contents in the chamber and either excavated and removed off site, or the chamber crushed in place, or filled with clean sand. The corresponding waste lines shall be capped and disconnected from the sanitary."

#016-22

Rev. 10/01/2021 – Added note 11 pursuant to SWPCA

Rev. 8/13/2021 – label 'grease management equipment'

ZONING LOCATION SURVEY

DEPICTING

PROPOSED OUTDOOR DINING PATIO

2010 WEST MAIN STREET

STAMFORD, CT

PREPARED FOR

2010 POST LLC

Scale: 1"=20' (0 20 40)

Drawn By: RJB | Checked By: LWP | Date: 06/30/2021

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

LAWRENCE W. POSSON, JR. CT. L.S. #18130

10/01/2021

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 hereon null & void.

REDNISS & MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

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