

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 Topographic Survey. The Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class 4-2 and the locations and elevations of which conform to Topographic Accuracy Class 1-2. It is intended to depict property boundaries, locations and elevations of improvements and topographic features.
- 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.
- Area of the surveyed parcels:  
 #441 Canal St. = 44,254 Sq. Ft.  
 #481 Canal St.  
 Parcel "D" = 16,606 Sq. Ft.  
 Parcel "B" = 9,930 Sq. Ft.  
 #0 Canal St. = 8,722 Sq. Ft.  
 #50 John St. = 17,540 Sq. Ft.  
 Total = 97,052 Sq. Ft.
- Reference is hereby made to the following Deeds of Record:  
 #441 Canal St. - Vol. 4970 Pg. 14 S.L.R.  
 #481 Canal St. - Vol. 4970 Pg. 14 S.L.R.  
 Parcel "B" - Vol. 4970 Pg. 14 S.L.R.  
 #0 Canal St. - Vol. 4970 Pg. 14 S.L.R.  
 #50 John St. - 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 "Property & Topographic Survey depicting 441 Canal Street prepared for First National Joint Venture, LLC." dated 3/23/2010, prepared by Redniss & Mead Inc.
- Reference is made to "Property & Topographic Survey depicting 507/523 Canal Street & 46 John Street prepared for 523 Canal Street Associates, LLC." dated 12/18/2018, prepared by Redniss & Mead Inc.
- Reference is made to Parcel 1 on Map titled "Right of Way Survey, City of Stamford 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 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).
- Subsurface utility, structure and facility locations depicted hereon have been compiled, in part, from 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. The size, location and existence of all such features must be verified by the appropriate authorities prior to construction.
- Owner of Record: First National Joint Venture, LLC.

ZONING REQUIREMENTS MG ZONE	
	REQUIRED/ALLOWED
MAX. BUILDING COVERAGE	90% of Lot Area (Corner Lot)
MAX. BUILDING COVERAGE	80% of Lot Area (Interior Lot)
FRONT STREET LINE	10 FT
CENTER LINE OF STREET	35 FT
SIDE YARD	None Required But If Provided Must Be At Least 4 Feet
REAR YARD	15 FT MIN

Zoning Information Is Subject To The Review And Approval  
By The Appropriate Governing Authority

PROPERTY & TOPOGRAPHIC SURVEY  
DEPICTING  
0, 441 & 481 CANAL STREET  
and 50 JOHN STREET  
STAMFORD, CONNECTICUT  
PREPARED FOR  
FIRST NATIONAL JOINT VENTURE, LLC.

Scale: 1"=20'

Drawn By: RJB Checked By: JPP Date: 1/16/2020

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

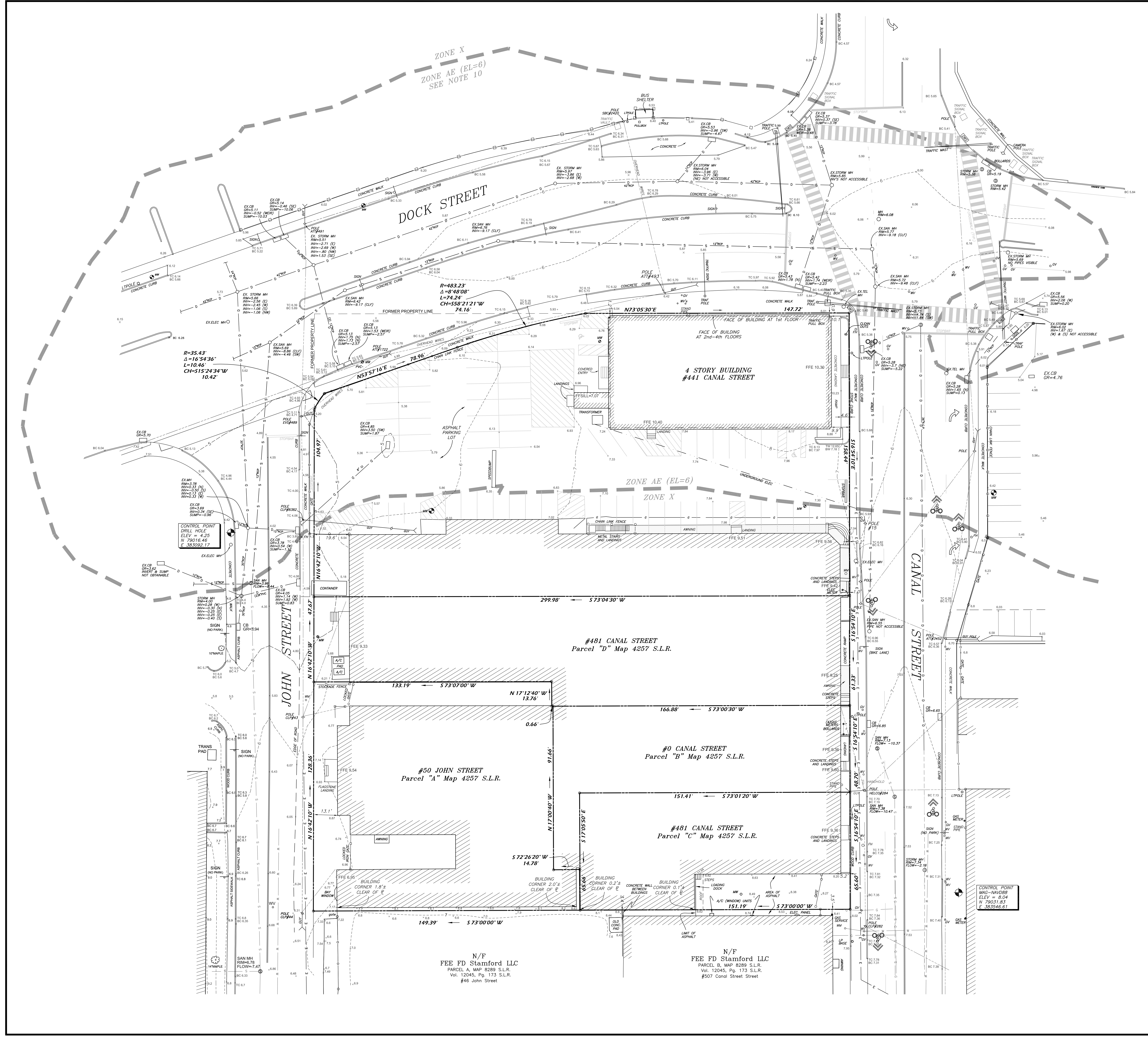
*Jorge P. Perera*  
JORGE P. PERERA CT. L.S. #70179  
1/16/2020  
DATE

LAND SURVEYING  
CIVIL ENGINEERING  
PLANNING & ZONING CONSULTING  
PERMITTING

REDNISS & MEAD

22 First Street | Stamford, CT 06903  
Tel: 203.372.0800 | Fax: 203.372.1118  
www.rednissandmead.com

Sheet No:  
PSTS  
Comm. No.: 7300-3



ZONE X  
ZONE AE (EL=6)  
SEE NOTE 10

CONTROL POINT  
DRILL HOLE  
ELEV = 4.25  
N 79016.46  
E 383092.17

CONTROL POINT  
ELEV = 8.04  
N 79013.83  
E 383546.61

N/F  
FEE FD Stamford LLC  
PARCEL A, MAP 8289 S.L.R.  
Vol. 12045, Pg. 173 S.L.R.  
#46 John Street

N/F  
FEE FD Stamford LLC  
PARCEL B, MAP 8289 S.L.R.  
Vol. 12045, Pg. 173 S.L.R.  
#507 Canal Street