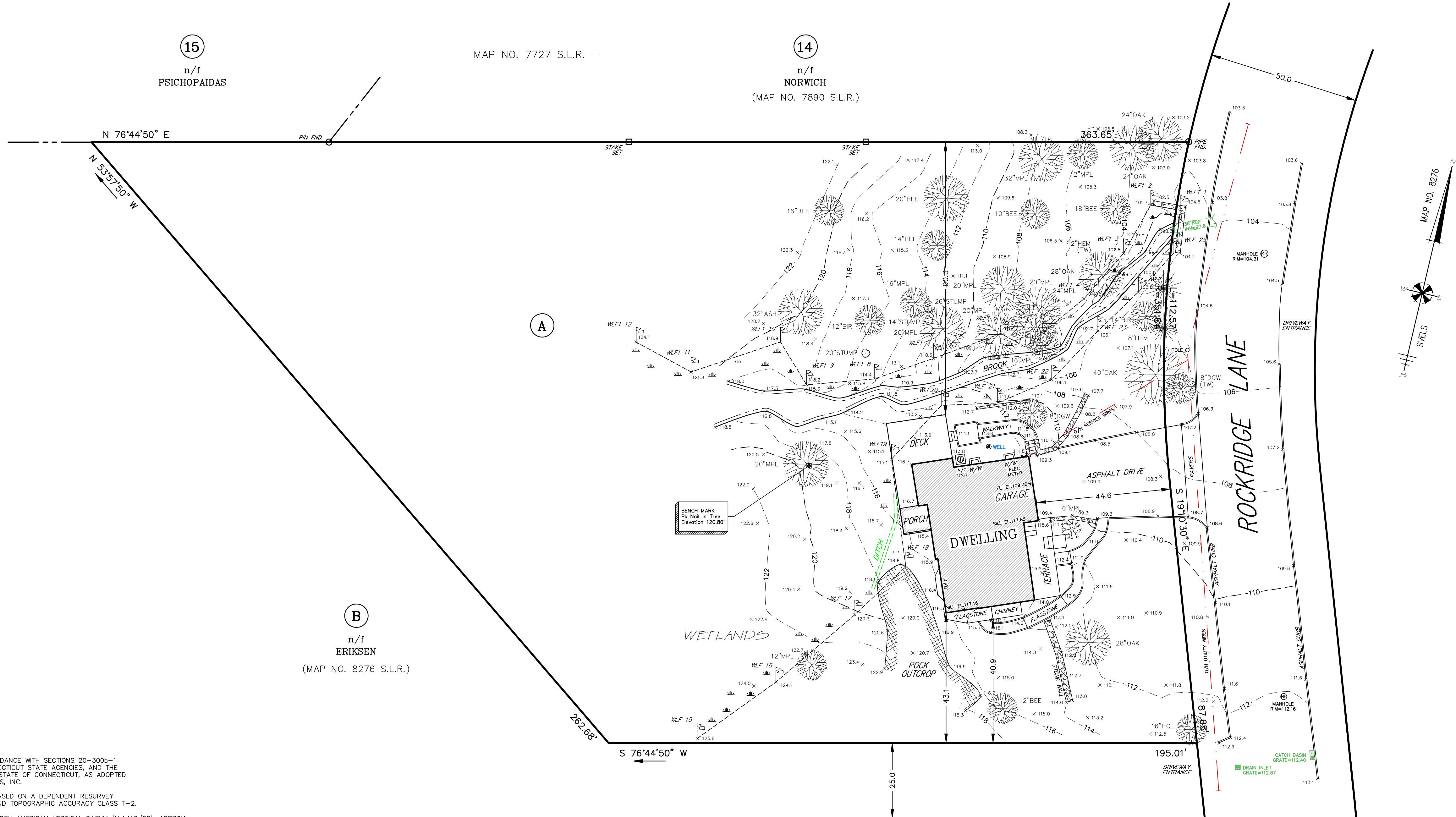


TREE LEGEND

APL	APPLE	PREFIX:
ASH	ASH	MULTI = MULTIPLE
BEE	BEECH	TR = TRIPLE
BIR	BIRCH	TW = TWIN
BUT	BUTTERNUT	QD = QUADRUPLE
CED	CEDAR	
CHE	CHERRY	
CHN	CHESTNUT	
DGW	DOGWOOD	
ELM	ELM	
GUM	GUM	
HEM	HEMLOCK	
HIC	HICKORY	
HOR	HORSE CHESTNUT	
JMP	JAPANESE MAPLE	
LAU	LAUREL	
LIL	LILAC	
LOC	LOCUST	
MFL	MAPLE	
MUL	MULBERRY	
OAK	OAK	
PINE	PINE	
POP	POPLAR	
SAS	SASSAPARRAS	
SPR	SPRUCE	
SYC	SYCAMORE	
TAM	TAMARACK	
TUL	TULIP	
WCH	WEeping CHERRY	
WIL	WEeping WILLOW	

Tree types hereon provided as a guidance only
and not to be relied upon. Contact an arborist
to verify tree types.

Zone: RA-1
Area = 54,500 Sq. Ft.
1.2511 Acres



NOTES:

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES, AND THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

THIS SURVEY IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2.

ELEVATIONS DEPICTED HEREON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D.'88), APPROX.

PROPERTY IS LOCATED IN ZONING DISTRICT RA-1 UNDER THE CITY OF STAMFORD ZONING REGULATIONS.

THE LIMIT OF WETLANDS WAS DELINEATED IN THE FIELD BY ALEKSANDRA MOCH ON MAY 13, 2024 AND SURVEYED & MAPPED BY SOUND VIEW ENGINEERS & LAND SURVEYORS LLC.

PREMISES HEREON LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD) PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 0900102052F, EFFECTIVE DATE JUNE 18, 2010 AND PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

FIELD SURVEY COMPLETED: JUNE 12, 2024

DEED REFERENCES: BK. 12914 P. 48 & BK. 13167 P. 11

MAP REFERENCES: 4364, 7399, 7727, 7890 & 8276 STAMFORD LAND RECORDS

LOT NUMBERS HEREON AS SHOWN AND DELINEATED ON REFERENCED MAP NO. 8276

PROPERTY IS SUBJECT TO RESTRICTIONS, COVENANTS, AND EASEMENTS OF RECORD.

UNLESS DEPICTED HEREON, NO NEW MONUMENTATION HAS BEEN SET.

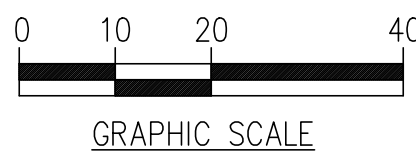
AREA OF PROPERTY IS 54,500 SQ. FT., 1.2511 ACRES

MAPPING OF SUBSURFACE UTILITIES HEREON IS BASED ON FIELD LOCATION OF SURFACE APPURTENANCES, MEASUREMENTS OF GRAVITY SYSTEM PIPES, EVIDENCE OF SURFACE MARKINGS FOR SUBSURFACE CONDUITS AND RECORD MAPS. SAME IS SUBJECT TO METHOD LIMITATIONS AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION. OTHER UTILITIES, NOT SHOWN HEREON, MAY EXIST.

IN ACCORDANCE WITH CONNECTICUT PUBLIC ACT 87-71 AND CONNECTICUT GENERAL STATUTES (CGS) SECTIONS 16-345 THROUGH 16-358, THE CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION, AND SHALL CONTACT "CALL BEFORE YOU DIG, INC." AT 1-800-922-4455, 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP AND SEAL, RENDERS ANY DECLARATION HEREON NULL AND VOID.

Aidan C. McCann 6/20/24
AIDAN C. McCANN, LS#70154 DATE
SOUND VIEW ENGINEERS & LAND SURVEYORS LLC



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CONSULTING CIVIL STRUCTURAL SITE DEVELOPMENT LAND SURVEYING

PREPARED FOR :

JOHN BICKLEY

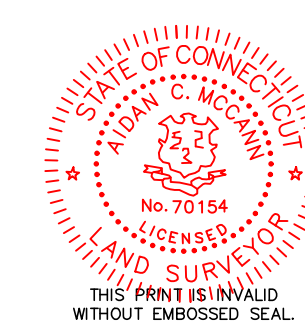
ADDRESS :

7 ROCKRIDGE LANE
STAMFORD, CONNECTICUT

BLOCK 375 LOT A

DRAWING TITLE:

IMPROVEMENT
LOCATION
SURVEY



DWG. NO: 3806-1-ILS-1
SCALE: 1" = 20'
DATE: JUNE 20, 2024

ILS