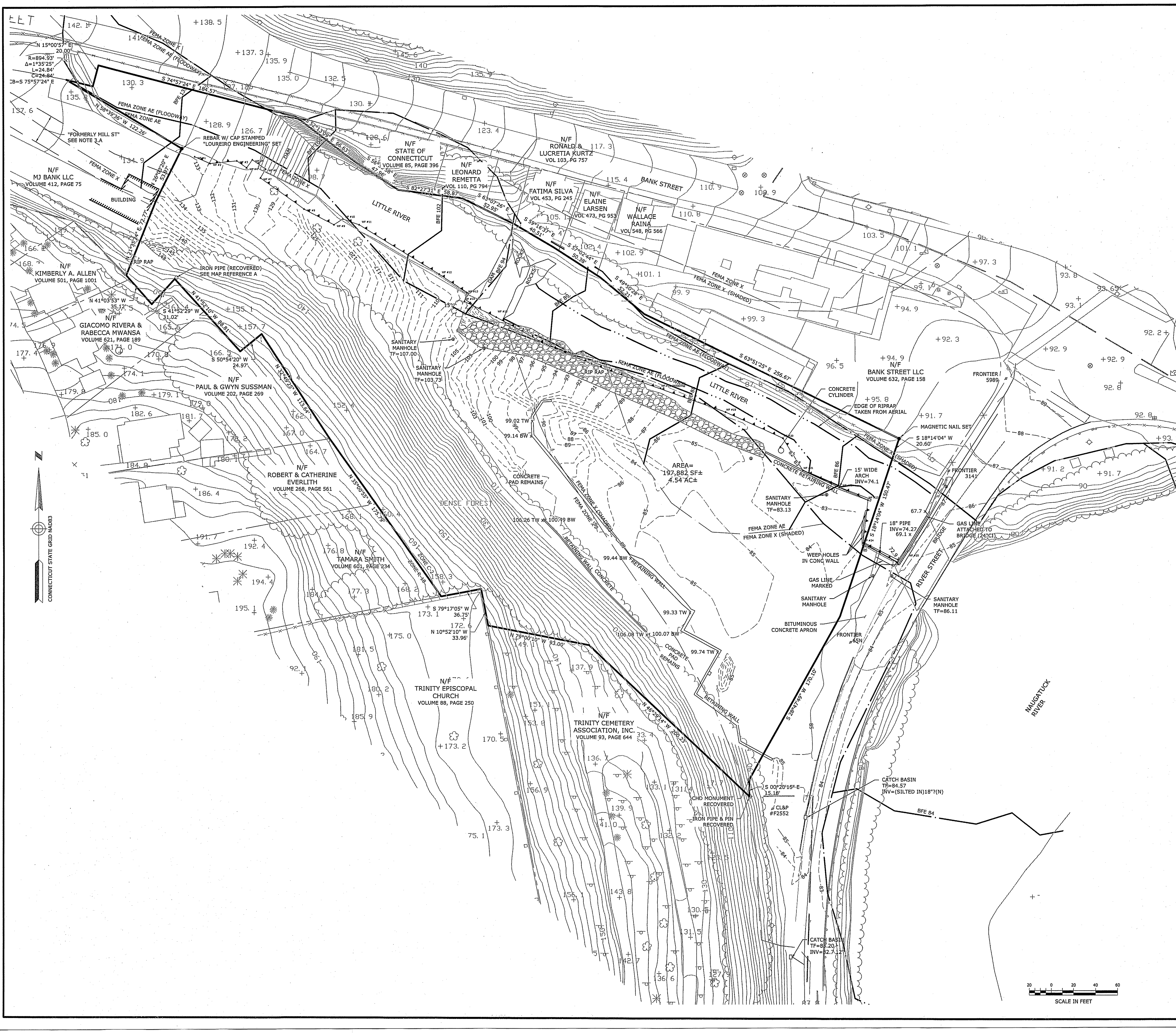

NOTES

1. THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-20, "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS AN IMPROVEMENT LOCATION SURVEY, THE BOUNDARY DETERMINATION CATEGORY IS A DEPENDENT RESURVEY AND THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.

   TOPOGRAPHIC SURVEY IS CLASS T-2 AND THE VERTICAL ACCURACY CONFORMS TO CLASS V-3 WITHIN THE SITE DEVELOPMENT AREA AND WATERWAY; AND IS SUPPLEMENTED WITH 2-FOOT CONTOURS AT CLASS T-D OUTSIDE OF DESIGN AREA AND HIGHWAY.

2. REFERENCE IS MADE TO TOWN OF SEYMOUR LAND EVIDENCE RECORDS VOLUME 625 AT PAGE 126 FOR A WARRANTY DEED RECORDED 03/03/2023 REGARDING RECORD TITLE TO THE SUBJECT PROPERTY.

3. THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO OR BENEFIT BY THE FOLLOWING EASEMENTS, RIGHTS OF WAY AND/OR AGREEMENTS:

   A. SEE VOLUME 114 AT PAGE 596 REGARDING SUCH RIGHTS OF WAY AND EASEMENTS AS MAY EXIST IN THE PRIVATE ROADWAY KNOWN AS MILL STREET (FIFTH PIECE), INCLUDING AN 8" DOMESTIC SEWER AS SHOWN ON A SURVEY MAP PREPARED FOR THE SEYMOUR PRODUCTS CORPORATION, SEYMOUR, CONN., JUNE 1964, BY CLARKE AND PEARSON, ENGINEERS

   B. SEE VOLUME 19 AT PAGE 182 REGARDING WATER RIGHTS AND PRIVILEGES

   C. MAY BE SUBJECT TO RIGHTS OF OTHERS IN AND TO ANY BROOKS, STREAMS, SPRINGS OR OTHER WATER COURSES TRAVERSING OR BORDERING THE PREMISES.

4. THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE TOWN OF SEYMOUR C-2 (COMMERCIAL) ZONE DISTRICT.

5. "NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, NEW HAVEN COUNTY, CONNECTICUT, ALL JURISDICTIONS, PANEL 264 OF 635, COMMUNITY: SEYMOUR, TOWN OF, NUMBER: 090088, PANEL: 0264, SUFFIX: H, MAP NUMBER: 09009C0264H, MAP REVISED: DECEMBER 17, 2010 FEDERAL EMERGENCY MANAGEMENT AGENCY" INDICATES THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONES AE BFE (VARIES) X (SHADED)(X WITHIN 0.2% ANNUAL CHANCE FLOOD) AND X (OUTSIDE 0.2% ANNUAL FLOOD). PORTIONS OF SUBJECT PARCEL ARE ALSO LOCATED WITHIN A FLOODWAY.

6. THE SUBJECT PROPERTY IS SHOWN ON THE TOWN OF SEYMOUR TAX ASSESSOR MAP 10 AS BLOCK 10 LOT 14-0 AND HAS AN ASSIGNED STREET ADDRESS OF 109 RIVER STREET, SEYMOUR, CT 06483.

7. THE BASIS FOR BEARINGS AND COORDINATES IS CONNECTICUT COORDINATE SYSTEM OF 1983. ELEVATIONS ARE REFERENCED TO NAVD 88.

8. THIS PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE CONDITIONS DETERMINED BY FIELD SURVEY ON OCTOBER 22, 2021, AND UPDATED JANUARY 2026. RECORD TITLE AND ADJOINER INFORMATION WAS OBTAINED FROM TAX ASSESSOR AND LAND EVIDENCE RECORDS ON SEPTEMBER 28, 2021, AND UPDATED JANUARY 2026.

9. INLAND WETLANDS WERE DELINEATED IN THE FIELD BY JMM CONSULTING SERVICES, NEWTOWN, CONNECTICUT AND LOCATED BY LOUREIRO ENGINEERING INC., GROTON, CONNECTICUT.

MAP REFERENCE:

A. PROPERTY SURVEY SHOWING HOUSATONIC WIRE COMPANY #109 RIVER STREET SEYMOUR, CONNECTICUT TOTAL AREA = 5.6 ACRES +- SHEET 1 OF 2 MARCH 3, 2010 SCALE: 1"=40', BY RIORDAN LAND SURVEYING, WODDBURY, CT

B. CONNECTICUT HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF SEYMOUR RIVER STREET FROM BROAD STREET NORTHERLY & EASTERLY TO SPRUCE ST. ROUTE NO. 8, SCALE: 1"=40' DATE: NOV. 30, 1938, REVISED THROUGH JUNE 24, 1969, NUMBER 124-09, SHEET 2 OF 3.

C. RIGHT OF WAY SURVEY STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP TOWN OF SEYMOUR GENERAL SAMUEL JASKILKA HIGHWAY FROM ANSONIA - SEYMOUR TOWN LINE NORTHERLY TO BANK STREET SCALE: 1"=80', DATED: NOVEMBER 30, 1938, SUPERSEDES A PORTION OF MAP NO. 124-09, NUMBER 124-15, SHEET NO. 7 OF 7

D. STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP TOWN OF SEYMOUR GENERAL SAMUEL JASKILKA HIGHWAY FROM BANK STREET NORTHERLY TO THE SEYMOUR BEACON FALLS TOWN LINE SCALE: 1"=80', DATED: MARCH 15, 1993, SUPERSEDES MAP 124-09 SHEET 3 DATED NOV. 30, 1938 AND PORTIONS OF MAP NO. 124-09 SHEET 2 DATED NOV. 30, 1938 AND SHEET 1 DATED NOV. 15, 1956, NUMBER 124-18, SHEET NO. 1 OF 3

E. CONNECTICUT HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF SEYMOUR BANK STREET FROM WOODSIDE AVENUE EASTERLY TO MARTHA STREET, SCALE: 1"=40' DATE: NOV. 15, 1956, NUMBER 124-13, SHEET 1 OF 1.

F. PROPERTY SURVEY AND EXISTING CONDITIONS PLAN PROPERTY OF HOUSATONIC WIRE COMPANY, 109 RIVER STREET (CONNECTICUT ROUTE 313) SEYMOUR, CONNECTICUT, SCALE: 1"=40', COMM. NO. 053LC1.03, DATE: 01/07/2022, BY LOUREIRO ENGINEERING ASSOCIATES, INC., GROTON, CONNECTICUT.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PAUL N. ROBINSON PLS LICENSE No. 70,584 — DATE 02/03/2026

REV.	DESCRIPTION OF REVISION	DATE	APPR.

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SCALE	COMM. NO.	DRAWN BY	DATE	APPROVED BY	DATE
1" = 40'	051LP5.03	JDH	02/03/2026	PNR	02/03/2026

PROPERTY SURVEY AND EXISTING CONDITIONS PLAN
PROPERTY OF
CT STORAGE PARTNERS LLC
109 RIVER STREET (CONNECTICUT ROUTE 313)
SEYMOUR, CONNECTICUT

DRAWING 1

SHEET NO. 1 — NO. OF SHEETS 1