



**NOTES:**

- This survey has been prepared in accordance with Sections 1, 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 Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2. It is intended to depict property boundaries, locations of improvements.
- Area of the Surveyed Parcels =  
 #495 Pacific St = 6,706 SF or 0.1539 Acres  
 #501 Pacific St = 3,731 SF or 0.0856 Acres  
 #511 Pacific St = 3,050 SF or 0.0700 Acres  
 #519 Pacific St = 4,213 SF or 0.0968 Acres  
 Total = 17,700 SF or 0.4063 Acres
- Reference is made to Maps 55, 212 and 13662 of the Stamford Land Records.
- Reference is made to deeds of record:  
 #495 Pacific St: Bk. 9917 Pg. 118 S.L.R.  
 #501 Pacific St: Bk. 8775 Pg. 114 S.L.R.  
 #511 Pacific St: Bk. 8775 Pg. 114 S.L.R.  
 #519 Pacific St: Bk. 8775 Pg. 114 S.L.R.
- Reference is made to instruments of Record as labeled hereon.
- Property partially in FEMA Flood Hazard Zone "Area with reduced flood risk due to levee Zone X" as depicted on - Flood Insurance Rate Map Number 09001C0516C, Effective date July 7, 2013.
- Wetlands, if any, have not been depicted hereon.
- Record owners:  
 495 Pacific Street: 495-461 Pacific Street LLC  
 501 Pacific Street: John F. Steinegger  
 511 Pacific Street: John F. Steinegger  
 519 Pacific Street: John F. Steinegger

<b>PROPERTY SURVEY</b> DEPICTING <b>495-519 PACIFIC STREET</b> STAMFORD, CT PREPARED FOR <b>FRANK J. STEINEGGER</b>	
 <b>REDNISS &amp; MEAD</b> LAND SURVEYING CIVIL ENGINEERING PLANNING & ZONING CONSULTING PERMITTING 22 First Street   Stamford, CT 06905 Tel: 203.327.0500   Fax: 203.357.1118 www.rednissmead.com	Scale: 1" = 20' Drawn By: AB    Checked By:    Date: 02/29/2016 To my knowledge and belief this map is substantially correct as noted hereon.  JORGE J. PEREIRA CT. L.S. #70179 2/29/2016 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  <b>PS</b> Comm. No: 4374-5

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