

MAP REFERENCES:

1. "MAP SHOWING PROPERTY TO BE ACQUIRED BY HERBERT L. BRICKMAN, TRUMBULL, CONNECTICUT SCALE: 1"= 60', DATED: MAY 22, 1973".
2. "MAP SHOWING PROPERTY TO BE ACQUIRED BY HERBERT L. BRICKMAN, TRUMBULL, CONNECTICUT SCALE: 1"= 60', DATED: MAY 8, 1973", PREPARED BY J. & D. KASPER & ASSOCIATES, BRIDGEPORT, CONNECTICUT BEING A TOPOGRAPHIC MAP.
3. "CONNECTICUT STATE HIGHWAY DEPARTMENT R.O.W. MAP TOWN OF TRUMBULL, MONROE-STEVENSON FROM THE BRIDGEPORT-NEWTOWN ROAD NORTHEASTERLY TO THE MONROE TOWN LINE SCALE: 1"= 40' NUMBER 144-11 SHEET NO. 1A OF 2 AUGUST 28, 1953".
4. "TOWN OF TRUMBULL, MAP SHOWING LAND ACQUIRED FROM JOSEPH S. CYDUS, ET. AL. BY THE STATE OF CONNECTICUT IN CONNECTION WITH RELOCATION OF ROUTE 25, SCALE: 1"= 40' AUGUST 1973, PROJECT NO. 144-110 SHEET 1 OF 1.
5. "BOUNDARY MAP, PROPERTY OF HERBERT L. BRICKMAN, MONROE TURNPIKE (RTE. 111), TRUMBULL, CONNECTICUT, SCALE: 1"= 60' DATED: SEPT. 17, 1982.
6. "MAP SHOWING LAND TO BE ACQUIRED FROM: THE ROBE REVOCALE TRUST BY THE STATE OF CONNECTICUT, RECONSTRUCTION OF ROUTE 111, DATED: JULY 1991, PROJECT NO. 144-159 SERIAL NO. 4, MAP ON FILE AS C-438.

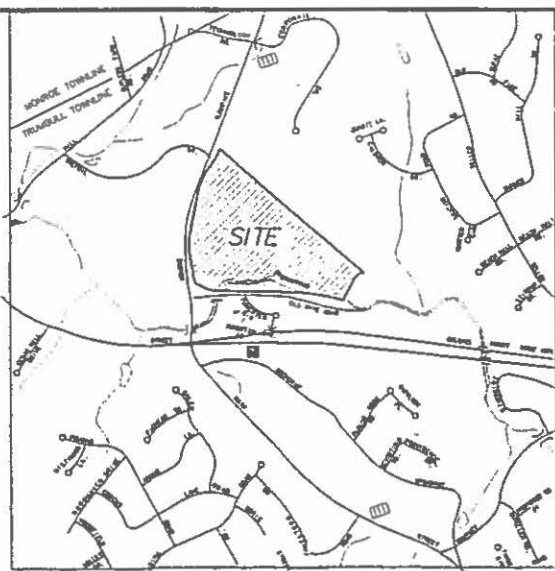
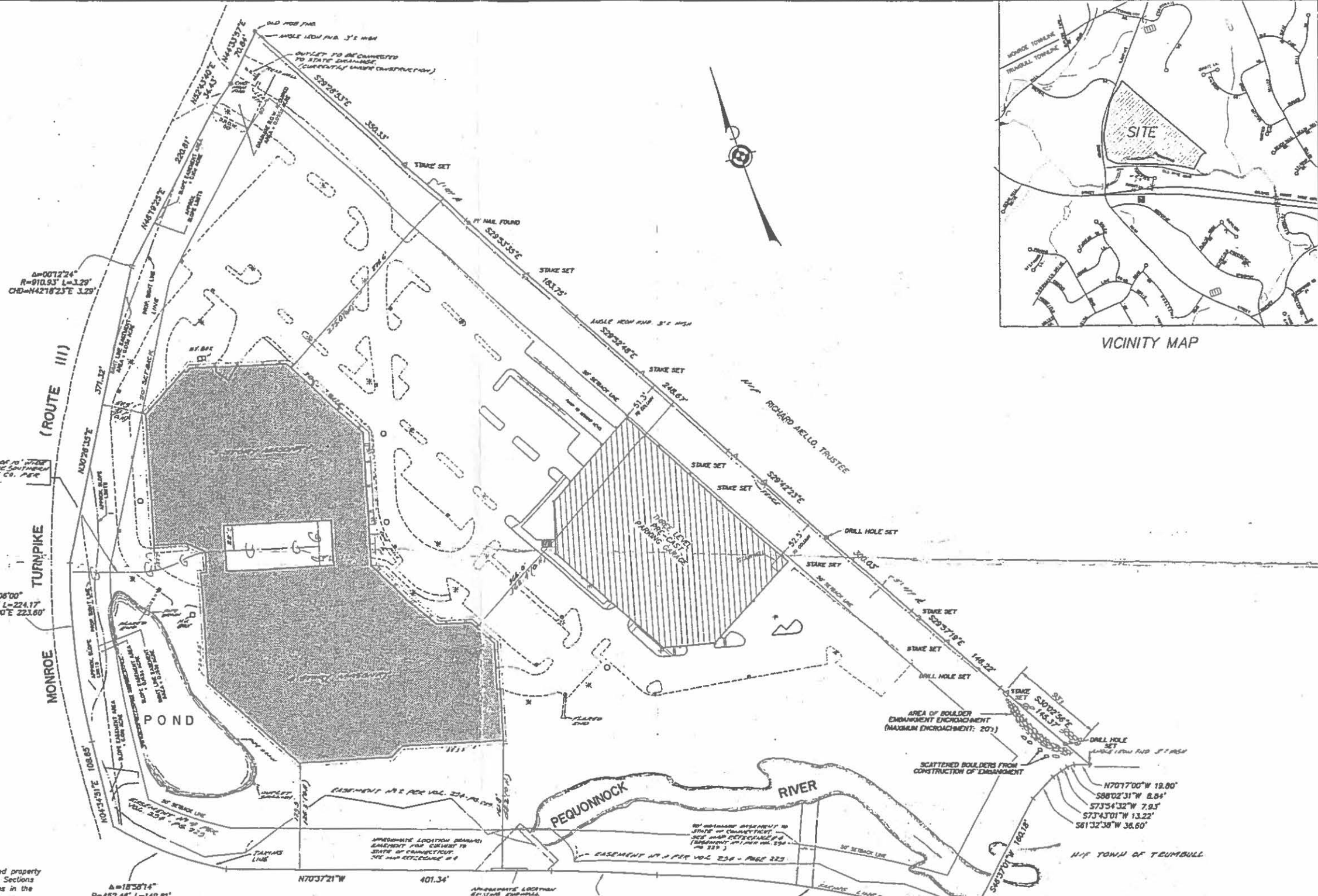
NOTES:

1. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, AND "THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
2. BEARINGS ARE ON CONNECTICUT GRID SYSTEM.
3. EASEMENTS AND RIGHTS GRANTED TO THE STATE OF CONNECTICUT REFER TO VOL.294 / PG.229.
4. RIVER LOCATION PER MAP REFERENCE NO. 2.
5. PARKING SPACES PER MAP TITLED, "SITE PLAN, RIVERVIEW, MONROE TURNPIKE, TRUMBULL, CONNECTICUT, SCALE: 1"= 40' DATED: MAY 2, 1983, REVISED TO JUNE 4, 1985, ROBERT ROSENFELD OWNER/ DEVELOPER, SHEET SP-1 BY KASPER ASSOCIATES, INC. (979 PARKING SPACES PROPOSED).
6. O.H. DENOTES BUILDING OVERHANG.
7. BOULDER EMBANKMENT CONSTRUCTED ALONG SOUTHERLY END OF PROPERTY LINE IN COMMON WITH LAND NOW OR FORMERLY RICHARD AELLO, TRUSTEE ENCROACHES ONTO THIS PARCEL.
8. ALL PROPERTY MARKERS FOUND OR SET ARE AS NOTED. OF PROPERTY LINE IN COMMON WITH LAND NOW OR FORMERLY RICHARD AELLO, TRUSTEE ENCROACHES ONTO THIS PARCEL.

I hereby certify to: RVW LIMITED PARTNERSHIP, SUMMIT BANK, its successors and/or assigns, and FIDELITY NATIONAL TITLE INSURANCE COMPANY that as of the date hereof (a) this survey was made on the grounds of the surveyed property and was prepared in accordance with the Regulations of Connecticut State Agencies, Sections 20-300b-1 through 20-300b-20 and "The Minimum Standards for Surveys and Maps in the State of Connecticut," adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996, and that the bounds and measurements depicted hereon are correct within the accuracy standards of a class A-2 survey as defined in said "Regulations and Standards," (b) the title lines and lines of actual possession are the same; (c) all buildings and improvements are located as depicted, are erected entirely within the property lines, and do not encroach over or upon street, title or building lines, wetland boundaries or any right of way or easement on or appurtenant to the property; (d) there are no utility or other easements or rights of way affecting this property other than those depicted hereon; (e) there are no encroachments or projections on or over the property or on rights of way or easements appurtenant to the same by buildings or improvements erected on adjacent lands; (f) that the buildings and improvements on this property do not violate any building or zoning regulation, covenant, deed restriction or other regulation or requirement relating to the location thereof.

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

PHILIP L. TISO, L.S. CONN. LIC. No. 12324
NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE SIGNATURE AND THE EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR.



VICINITY MAP

OLD MINE ROAD
(IN/F STATE OF CONNECTICUT)
AREA= 766,926 SQ. FT.
17.6062 ACRES

- LEGEND
- Man Hole
 - Catch Basin
 - * Light
 - Edge of Pavement or Curb

REVISIONS		
NO.	DESCRIPTION	DATE

IMPROVEMENT LOCATION SURVEY
OF PROPERTY LOCATED AT
OLD MINE ROAD
MONROE TURNPIKE - (RTE. 111)
TRUMBULL, CONNECTICUT
PREPARED FOR
RVW LIMITED PARTNERSHIP

KASPER GROUP INC.
Surveyors & Architects • Surveyors
1000 Main Street, Suite 200
Trumbull, CT 06620 • Tel: 203-378-0000

0 30 60 120 180
SCALE: 1"= 60'

PREPARED BY: PLH CAD DWG: 0122-M1
DRAWN BY: PLH DATE: MARCH 8, 2003
CHECKED BY: PLT SHEET 1 OF 1



AERIAL EXHIBIT
48 MONROE TURNPIKE
TRUMBULL, CT



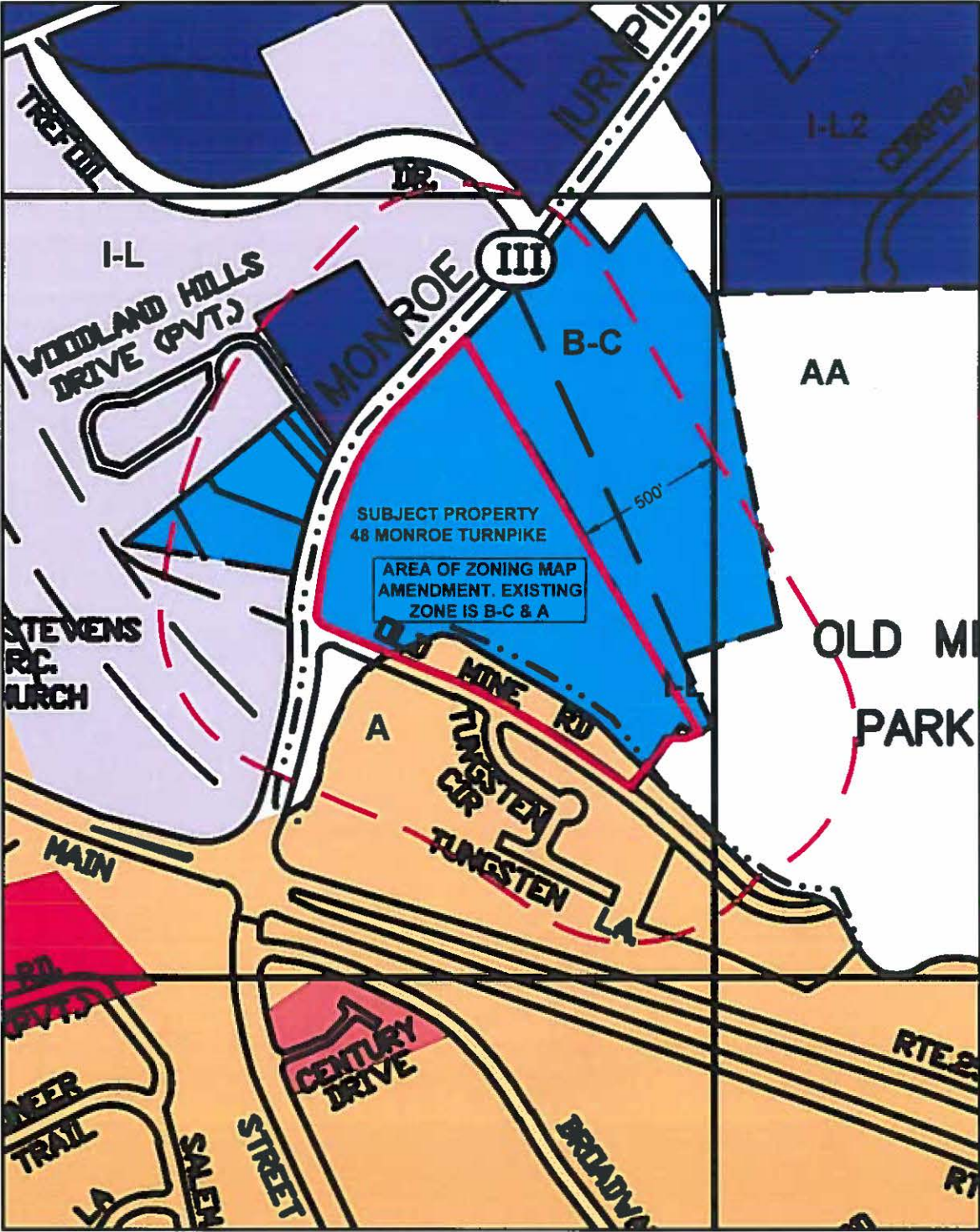
**REDNISS
& MEAD**

LAND SURVEYING
 CIVIL ENGINEERING
 PLANNING & ZONING CONSULTING
 PERMITTING

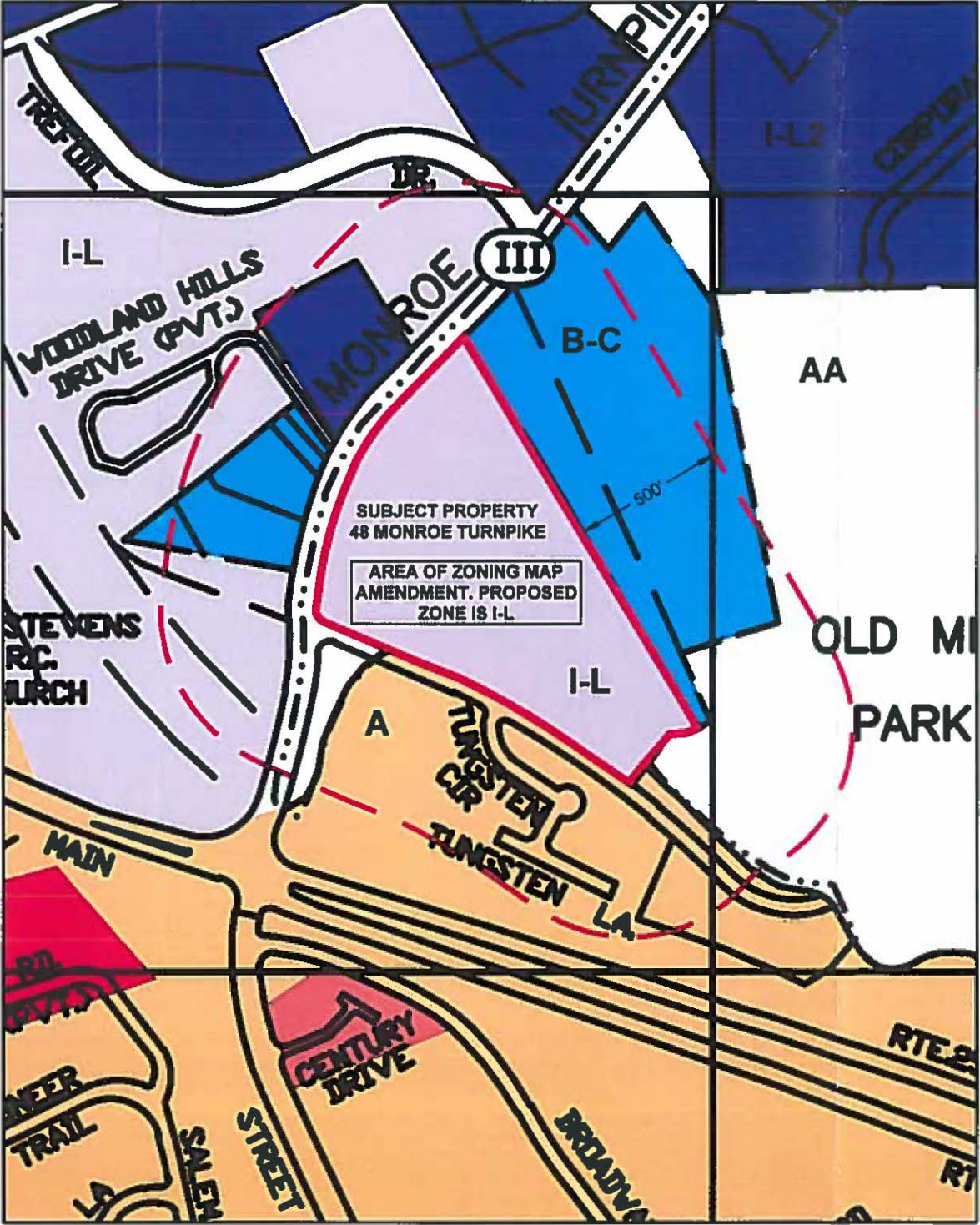
22 First Street | Stamford, CT 06905
 Tel: 203.327.0500 | Fax: 203.357.1118
 www.rednissmead.com

COMM. NO:	DATE:
9669	9/14/2018
	SCALE:
	1"=300'

EXISTING ZONES



PROPOSED ZONE



ZONE LEGEND

	RESIDENCE ZONE AAA
	RESIDENCE ZONE AA
	RESIDENCE ZONE A
	RESIDENCE ZONE AREHZ
	RESIDENCE ZONE HOD
	RESIDENCE ZONE PAHZ
	RESIDENCE ZONE PRCZ
	COMMERCIAL ZONE B-C
	LONG HILL GREEN ZONE B-C
	INDUSTRIAL ZONE I-L
	INDUSTRIAL ZONE I-L2
	INDUSTRIAL ZONE I-L3



EXHIBIT INDICATING AREA OF ZONING MAP AMENDMENT FROM ZONE B-C & A TO ZONE I-L
48 MONROE TURNPIKE
TRUMBULL, CT

REDNISS & MEAD

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COMM. NO:	DATE
9669	9/14/2018
	SCALE:
	1"=500'

9/13/2018 10:41 AM H:\Jobs\219000\19600\19669 Zone Change Exhibit.dwg Zone Change Exhibit.dwg