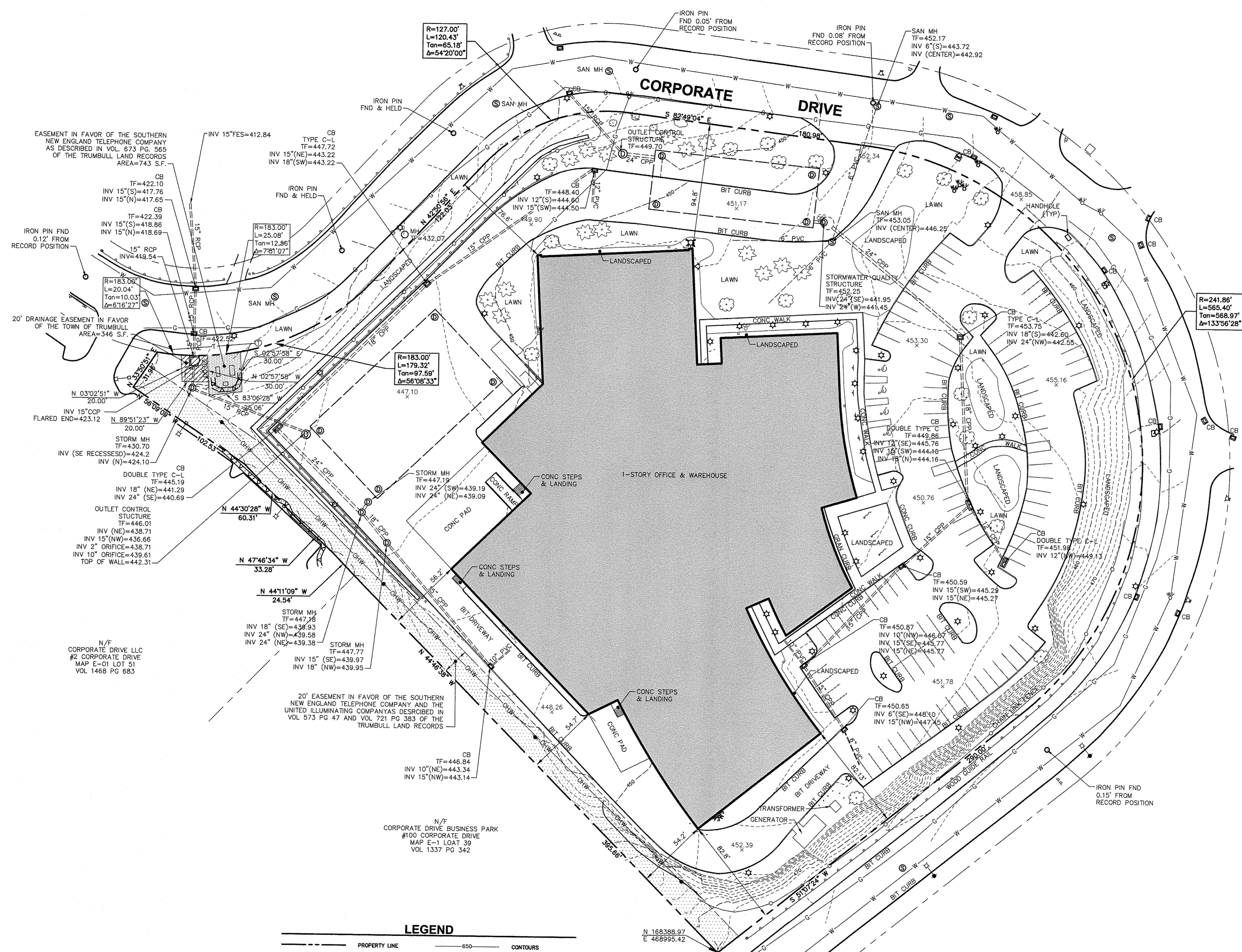


LOCATION MAP
NOT TO SCALE



- NOTES:
- THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
 - THE TYPE OF SURVEY PERFORMED IS AN IMPROVEMENT LOCATION SURVEY INTENDED TO DEPICT THE AS-BUILT CONDITIONS.
 - THE BOUNDARY DETERMINATION/OPINION IS BASED UPON A RESURVEY OF MAP REFERENCE 1.
 - THIS SURVEY CONFORMS TO HORIZONTAL ACCURACY CLASS A-2, VERTICAL ACCURACY CLASS V-3, AND TOPOGRAPHIC ACCURACY CLASS T-2.
 - THE ELEVATIONS DEPICTED HEREON ARE BASED UPON N.A.V.D. 1988 DERIVED FROM VRS GNSS SURVEY OF MARCH 2011.
 - THE BEARINGS DEPICTED HEREON ARE BASED UPON MAP REFERENCE 1.
 - THE SUBJECT PARCEL APPEARS TO LIE WITHIN FLOOD ZONE X AS DEPICTED ON FEMA'S FLOOD INSURANCE RATE MAP (FIRM) ENTITLED: FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS); PANEL 286 OF 626; MAP NUMBER 090100286F; EFFECTIVE DATE: JUNE 18, 2010; SCALE: 1"=500'. ANY FEMA FLOODPLAIN AND/OR FLOODWAY INFORMATION DEPICTED HEREON IS APPROXIMATE ONLY AND DOES NOT IN ANY WAY CONSTITUTE AN OPINION OR REPRESENTATION OF ACTUAL FLOODPLAIN AND/OR FLOODWAY INFORMATION BY PEREIRA ENGINEERING, LLC (PE). PE DOES NOT WARRANT THE ACCURACY OF THIS INFORMATION, AND MAKES NO REPRESENTATIONS UPON WHICH THE CLIENT SHOULD RELY IN CONNECTION WITH THE FLOOD ZONE OF THE SUBJECT PARCEL OR ANY FEMA FLOODPLAIN AND/OR FLOODWAY INFORMATION DEPICTED HEREON.
 - UTILITY INFORMATION DEPICTED HEREON IS APPROXIMATE AND IS BASED ON VISIBLE EVIDENCE OF SURFACE AND OVERHEAD STRUCTURE LOCATIONS AND AS COMPILED FROM EXISTING RECORD MAPPING AVAILABLE DURING THE PREPARATION OF THE SURVEY. ALL CONTRACTORS SHOULD CONTACT "CALL BEFORE YOU DIG" AT 1(800)922-4455 FOR VERIFICATION OF UTILITY INFORMATION PRIOR TO START OF ANY WORK.
 - THE RECORD PARCEL AS DEPICTED ON MAP REFERENCE 1 CLOSES MATHEMATICALLY FOR 0.04'. THERE WAS NO ATTEMPT TO RECONCILE THIS DISCREPANCY.

- MAP REFERENCES:
- "RE-SUBDIVISION PLAN TREFOIL PARK NORTH CORPORATE DRIVE TRUMBULL, CONNECTICUT PREPARED FOR ROUTE 111 ASSOCIATES LIMITED PARTNERSHIP" SCALE: 1"=100'; DATED: MAY 4, 1984; REVISED TO: NOVEMBER 1, 1984; PREPARED BY: KASPER ASSOCIATES, INC.; T.L.R. #2319.
 - "PROPERTY SURVEY LOT NUMBERS 11 & 12 CORPORATE DRIVE TRUMBULL, CONNECTICUT PREPARED FOR NEW BOSTON TREFOIL LIMITED PARTNERSHIP" SCALE: 1"=40'; DATED: FEBRUARY 187, 2000; PREPARED BY: KASPER GROUP INC
 - "IMPROVEMENT LOCATION SURVEY OF PROPERTY LOCATED AT 50 CORPORATE DRIVE TRUMBULL, CONNECTICUT PREPARED FOR R. D. SCINTO DEVELOPMENT, INC." SCALE: 1"=40'; DATED: JULY 27, 2011; PREPARED BY: PEREIRA ENGINEERING, LLC.

ZONING DATA TABLE INDUSTRIAL (I-L2) ZONE				
STANDARDS	REQUIRED	PROPOSED	AS-BUILT	
Minimum Lot Size	2 acres	6.49 acres	6.49 acres	
Minimum Road Frontage (feet)	200	1,458.18	1,458.18	
Maximum Building Height (feet)	40	< 40	< 40	
Minimum Yards (feet in depth)				
street	100/50	76*	76.8*	
residential zone boundary	50	54.2	54.6	
other property line	33 1/3%	28.4%	28.5%	
Maximum Building Coverage	80%	62%	64.4%	

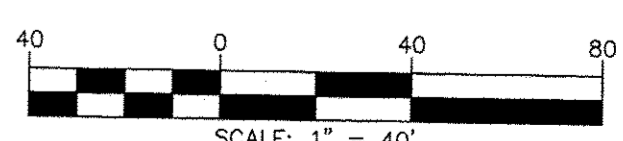
*VARIANCE OF ARTICLE II, SECTION 4.2.5(d) INSUFFICIENT YARD REQUIREMENTS GRANTED BY APPLICATION #11-16 (06/27/2011).

- NOTES:
- NO BUILDING SHALL BE LOCATED LESS THAN 100 FEET FROM A STREET, LESS THAN 100 FEET FROM A RESIDENTIAL ZONE BOUNDARY, NOR LESS THAN 50 FEET FROM ANY OTHER PROPERTY LINE; PROVIDED, HOWEVER, THAT THE COMMISSION MAY ALLOW A BUILDING TO BE NO LESS THAN 50 FEET FROM A STREET WHERE BUFFERING IS PROVIDED BY MEANS OF LANDSCAPED BERM AT LEAST 4 FEET HIGH, SUCH BERM SHALL CURVE WITHIN THE SETBACK SO AS TO REPLICATE NATURAL FEATURES AND AVOID THE APPEARANCE OF DIKE.

TOTAL PARCEL AREA :
282,992 S.F. (6.49)

MAP/LOT:
E-01/92

DEED REFERENCE:
VOL. 1012 / PG. 714



AS-BUILT

IMPROVEMENT LOCATION SURVEY

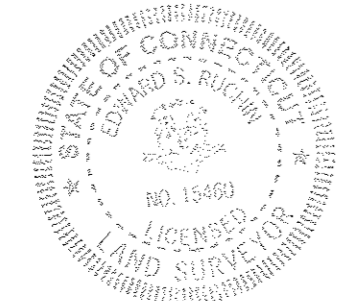
OF PROPERTY LOCATED AT
50 CORPORATE DRIVE
TRUMBULL, CONNECTICUT
PREPARED FOR
R. D. SCINTO

COPYRIGHT © 2016
DATE: DECEMBER 16, 2016;
SCALE: 1"=40'
DWG: TAA FLD: TAA
S SHEET 1 OF 1
CAD REF. NO. 0831ABLT

LEGEND			
---	PROPERTY LINE	650	CONTOURS
- - -	RIGHT OF WAY	x 621.5	SPOT ELEVATION
- - - -	EASEMENT LINE		CONFERIOUS TREE
—●—	STONE WALL		DECIDUOUS TREE
—■—	STRUCTURE		BUSH
—	EDGE OF PAVEMENT		CHAIN LINK FENCE
⊕	TEST BORING		WOOD FENCE
⊙	CATCH BASIN		QUILDRAIL
⊙	STORM MANHOLE		LIGHT POLE
⊙	SANITARY MANHOLE		UTILITY POLE
W	WATER		HYDRANT
G	GAS		WATER VALVE
E	ELECTRIC		GAS VALVE
T	TELEPHONE		MONUMENT FOUND
FO	FIBER OPTIC LINE		IRON PIPE OR PIN FOUND
OHW	OVERHEAD WRES		DRILL HOLE FOUND

THIS MAP IS VALID AND AUTHORIZED BY THE BELOW SIGNATORY WHEN AND ONLY WHEN ACCOMPANIED WITH A RED LINE SIGNATURE, A STAMPED SEAL IN RED INK AND A LIVE EMBOSSED SEAL OVER THE SIGNATURE'S NAME. ANY OTHER REPRODUCTIONS SHALL BE CONSIDERED UNAUTHORIZED

To my knowledge and belief, this map is substantially correct as noted hereon.
Edward S. Ruchin
Edward S. Ruchin, P.L.S./Conn. # 15460



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REVISIONS		
NO.	DATE	REMARKS