

VICINITY MAP
NOT TO SCALE

SITE DATA

- PROPERTY IS KNOWN AS MAP #73, LOT 25.1 & MAP #73, LOT 25.4 IN THE TOWN OF WILTON, FAIRFIELD COUNTY, CONNECTICUT.
- LOT AREA 25.1 = 236,792 S.F. OR 5.4360 AC.
LOT AREA 25.4 = 294,581 S.F. OR 6.7627 AC.
- NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED KNOWN TO THIS SURVEYOR. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- VERTICAL DATUM = NAVD 88. BENCHMARK - MAG NAIL, ELEV.=179.08
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THIS SURVEY.
- TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM GROUND SURVEY PERFORMED BY VALLEY LAND SERVICES, LLC. DATE OF FIELD SURVEY = 7-5-2022.
- THIS PLAN IS VALID ONLY WHEN SIGNED IN COLORED INK AND EMBOSSED WITH A RAISED IMPRESSION SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- COPYRIGHT ©2022, VALLEY LAND SERVICES, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION SEAL ARE NOT VALID.
- PARKING PROVIDED -
-REGULAR = 480 SPACES
-UNDERGROUND = 17 SPACES
-HANDICAP = 10 SPACES
TOTAL SPACES PROVIDED = 507
- THIS SURVEY CONFORMS TO A CLASS A-2 SURVEY AND HAS BEEN PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON OCTOBER 26, 2018.
- THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY.
- BOUNDARY DETERMINATION IS BASED UPON A DEPENDENT RESURVEY AND THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN INDEPENDENT RESURVEY MAY DISCLOSE.
- WETLANDS AS SHOWN ARE BASED ON DATA SUPPLIED BY VHB ENGINEERS UTILIZING A TRIMBLE R1 MODEL 99133 GPS UNIT RECORDED ON 9-1-2022.

FLOOD NOTE

BY GRAPHICAL REPRESENTATION ONLY THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONES X (UNSHADED AND SHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 090020 0383 F WHICH HAS AN EFFECTIVE DATE OF JUNE 18, 2010, MAP No. 0900100383F AND IS AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR AN AMENDMENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. (NAVD 88)

TYPE OF SURVEY: BOUNDARY & TOPOGRAPHIC SURVEY

VALLEY LAND SERVICES, LLC
4383 HECKTOWN ROAD
BETHLEHEM, PA 18020
Phone (610) 365-2907 Fax (610) 365-2958
NJ Certificate of Authorization: 246A28154900

SITE ADDRESS: 11, 15, 21 RIVER ROAD
TOWN OF WILTON
FAIRFIELD COUNTY, CONNECTICUT

CLIENT: KIMCO REALTY

JOB NO: V220183	DRAWN BY: CVT	APPROVED BY: CCB
DATE: JULY 12, 2022		
REVISIONS:		
No.	DATE	DESCRIPTION
1	10-04-23	ADDED WETLANDS

SHEET 1 OF 3
1

SURVEYOR'S CERTIFICATION

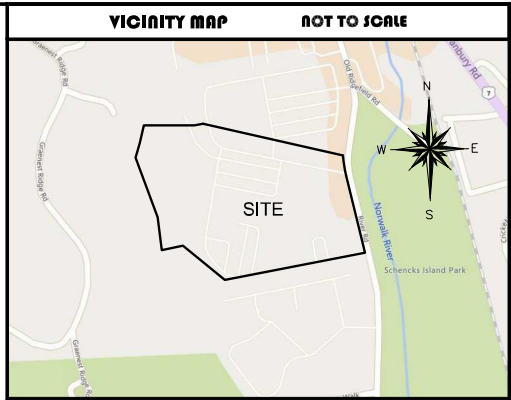
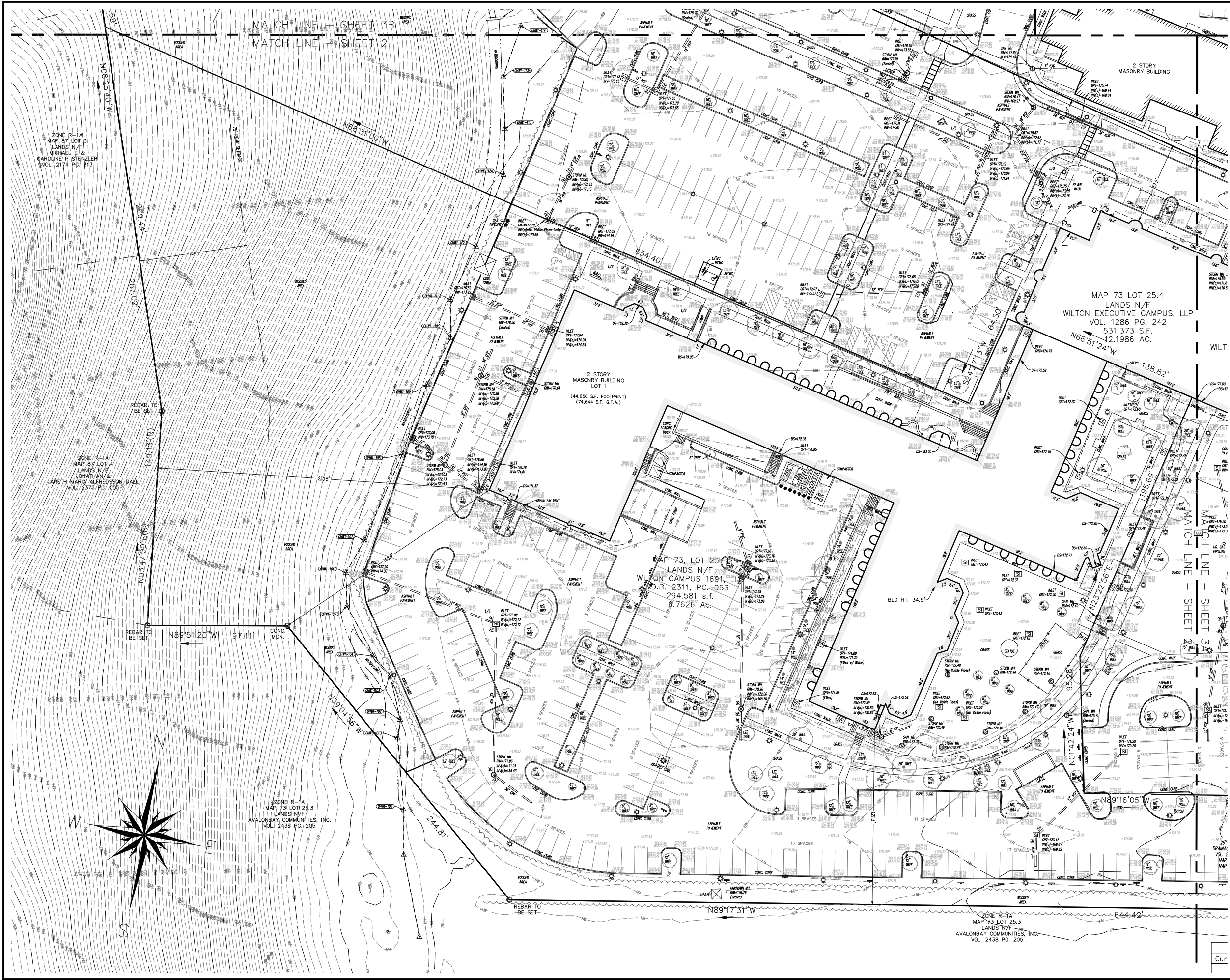
I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS. THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND INDICATED HEREON IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LAND EXCEPT AS SHOWN.

THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

DIGITALLY SIGNED BY:
JACK W. SHOEMAKER
DATE: 02/29/2024

JACK W. SHOEMAKER
CONNECTICUT PROFESSIONAL LAND SURVEYOR 70383

THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSIGNED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.



SYMBOLS

(THIS IS A STANDARD LEGEND. NOT ALL ITEMS ARE ON THE SURVEY.)

- | | | |
|-------------------------------------|----------------------------|--------------------------------|
| ● MONUMENT FOUND | ⚡ SPOT LIGHT | Ⓜ WATER MANHOLE |
| ○ MONUMENT TO BE SET | ⚡ POWERPOLE | Ⓜ WATER VALVE |
| Ⓜ BENCHMARK TOPO | ⚡ GUY WIRE | Ⓜ WATER METER |
| (R) RECORD DATA | ⚡ LIGHT POLE | Ⓜ HYDRANT / FDC |
| (S) SURVEYED DATA | ⚡ STREET LIGHT POLE | Ⓜ GAS MANHOLE |
| R/W RIGHT OF WAY | ⚡ ELEC. TRANSFORMER | Ⓜ GAS VALVE |
| SBL SET BACK LINE | ⚡ AIR CONDITIONER | Ⓜ GAS METER |
| RCP REINFORCED CONC PIPE | ⚡ ELEC. MANHOLE | Ⓜ UNDERGROUND GAS MARKER |
| CMP CORRUGATED METAL PIPE | ⚡ ELECTRIC METER | Ⓜ TELEPHONE MANHOLE |
| PVC PLASTIC PIPE | ⚡ CABLE BOX | Ⓜ PAY PHONE |
| HDPE HIGH DENSITY POLYETHYLENE PIPE | ⚡ UNDERGROUND CABLE MARKER | Ⓜ TELEPHONE BOX |
| CIP CAST IRON PIPE | ⚡ TRAFFIC POLES | Ⓜ UNDERGROUND TELEPHONE MARKER |
| DIP DUCTILE IRON PIPE | ⚡ TRAFFIC SIGNAL | Ⓜ FLAG POLE |
| L/S LANDSCAPING | ⚡ TRAFFIC MANHOLE | Ⓜ BOLLARD |
| Ⓜ DECIDUOUS TREE | ⚡ TRAFFIC SIGNAL BOX | Ⓜ BORE HOLE |
| Ⓜ EVERGREEN TREE | ⚡ SEWER MANHOLE | Ⓜ MONITORING WELL |
| Ⓜ U.G. UNDER GROUND | ⚡ CLEAN OUT | Ⓜ MAIL BOX |
| — C — CABLE TELEVISION LINE | ⚡ STORM DRAIN MANHOLE | Ⓜ SIGN |
| — E — ELECTRICAL LINE | ⚡ STORM INLET | Ⓜ METAL TANK COVER |
| — G — GAS LINE | ⚡ CURB INLET | Ⓜ AIR COMPRESSOR |
| — T — TELEPHONE LINE | ⚡ ROUND STORM INLET | Ⓜ UNKNOWN MANHOLE |
| — W — WATER LINE | ⚡ UNKNOWN MANHOLE | Ⓜ STONE ROW |
| — OH — OVERHEAD ELECTRIC WIRE | | |

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DIGITALLY SIGNED BY:
JACK W. SHOEMAKER
DATE: 02/29/2024

NOT VALID UNTIL SEALED

JACK W. SHOEMAKER

CONNECTICUT PROFESSIONAL LAND SURVEYOR 10988

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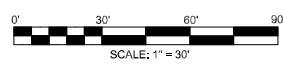
DRAWN BY: CVT

APPROVED BY: CCB

DATE: JULY 12, 2022

REVISIONS:

No.	DATE	DESCRIPTION
1	10-04-23	ADDED WETLANDS



SHEET 2 OF 3

