

RECEIVED DEC 10 2022

LANNING & BLOOMFIELD

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
PAREDIM PARTNERS LLC
10 EAST WINTONBURY AVENUE
BLOOMFIELD, CONNECTICUT

LEGEND

NOTES:

1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-3009-1 THRU 20-3009-30, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, DATED APRIL 20, 2000, AS AMENDED AS OF APRIL 2005.
2. THE HORIZONTAL ACCURACY CONFERRED IS CLASS "A-2".
3. THE VERTICAL ACCURACY CONFERRED IS CLASS "B".
4. THE BOUNDARY DETERMINATION CATEGORY IS A "SURVEY".
5. THE TYPE OF SURVEY IS A "PROPERTY SURVEY".
6. ALL MONUMENTATION FOUND OR SET IS DEPICTED ON THIS MAP.
7. THE NORTH ARROW, BEARINGS, AND COORDINATES ARE BASED UPON THE CONNECTICUT STATE PLANE COORDINATE SYSTEM AND HAD 0.5" ADJUSTMENT UTILIZING THE SUPERIOR INSTRUMENTS GPS NETWORK.
8. ALL BUILDING OFFSETS ARE MEASURED TO FACE OF SIDING UNLESS OTHERWISE NOTED HEREIN.
9. REFERENCE MAPS:
A. PAREDIM PARTNERS, ALTA/NSPS LAND TITLE SURVEY, WINDSOR CROSSING B75 MEDIAN & GOODALL, DATED APRIL 30, 2006, REVISED TO OCTOBER 14, 2016
10. PROPERTY IS LOCATED IN ZONING DISTRICT R-15.
11. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "A" (AS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN) AS DEPICTED ON FLOOD INSURANCE RATE MAP (FIRM) DATED SEP-20-2008.
12. THE SUBJECT PROPERTY IS DESIGNATED 37-59 ON THE BLOOMFIELD ASSESSMENT RECORDS.
13. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING DEMOLITION OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
14. THERE WAS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION, THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, CONSTRUCTION OR DEMOLITION OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
15. PARKING NOTE:
ENCLOSED AND COVERED PARKING SPACES: 111
OPEN AND UNCOVERED PARKING SPACES: 60
MAVED AND STRIPPED PARKING SPACES: 00
NO PARKING SPACES OBSERVED
16. TOTAL PARKING SPACES = 232
17. FRONT CONCRETE LAWNS AND REAR CONCRETE PORCH AREAS NOT DEPICTED.
18. UNDERGROUND UTILITIES, STORM DRAINS, AND FLOOR LOCATIONS DEPICTED AND NOTED HEREIN MAY HAVE BEEN COPIED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITIES COMPANIES OR GOVERNMENTAL AGENCIES, FROM PHOTOS TAKEN BY THE SURVEYOR, OR FROM SOURCE DOCUMENTS. THESE MAPS ARE CONSIDERED AS APPROPRIATE IN NATURE; ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION, SIZE, AND EXISTENCE OF THESE FEATURES. THE SIZE, LOCATION, AND EXISTENCE OF ALL SUCH FEATURES MUST BE FELD DETERMINED BY THE APPROPRIATE UTILITIES COMPANIES OR GOVERNMENTAL AGENCIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-822-4422.
19. THE PROPERTY DEPICTED ON THIS SURVEY IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST FLOOR AND ROOFING TITLE COMMITMENT NO. 074747641, COMMITMENT DATE OCTOBER 26, 2016, & BURDEN NO. 00000000000000000000000000000000.
20. THE TOTAL SQUARE FOOTAGE OF THE PROPERTY IS 813,728 SF. OR 14.09 ACRES.
21. THERE WAS NO EVIDENCE OF A CEMETERY OR BURIAL GROUNDS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

NOTES:

1. (0) GODFREY HOFFMAN, LLC, D/VA HENKAR AND FAMILY, INC., SUCCESSORS AND ASSIGNS, (0) BURNTWICH OWNERS, LLC AND (0) FIRST AMERICAN TITLE INSURANCE COMPANY
2. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY INFORMATION CONTAINED THEREIN HAS BEEN PREPARED IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, DRAFTED BY THE AMERICAN LAND TITLE ASSOCIATION AND NSPS, AND INCLUDES TEARD 1 (existing only).
23-10-016-070-0763, 89-10-13-14-16-17 & 18, OF THE FIELDWORK, THE FIELDWORK HAS BEEN COMPLETED ON 10/26/2022.
3. TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT, AS NOTED HEREIN.

**STATE OF CONNECTICUT
LAND SURVEYOR**
No.15168

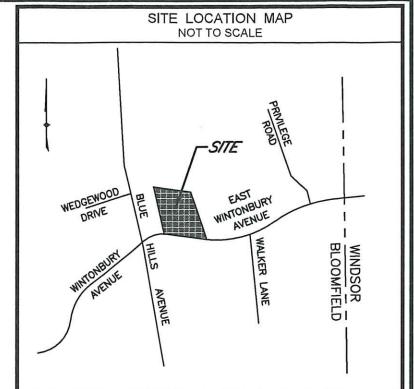
NOT VALID WITHOUT LIVE SIGNATURE AND SEAL

**DRAWN BY: KG
CHECKED BY: AH
DATE: 11-20-2023
SCALE: 1"=50'
PROJECT: 23-123
DRAWING: 1 of 2**

RECEIVED
DEC 10 2025
MANNING & ZONIN
LOOMFIELD ST



**SITE LOCATION MAP
NOT TO SCALE**



LEGEND



**PROPOSED
DEVELOPMENT**

10 EAST
INTONBURY AVE.
BLOOMFIELD,
CONNECTICUT

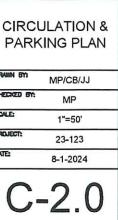
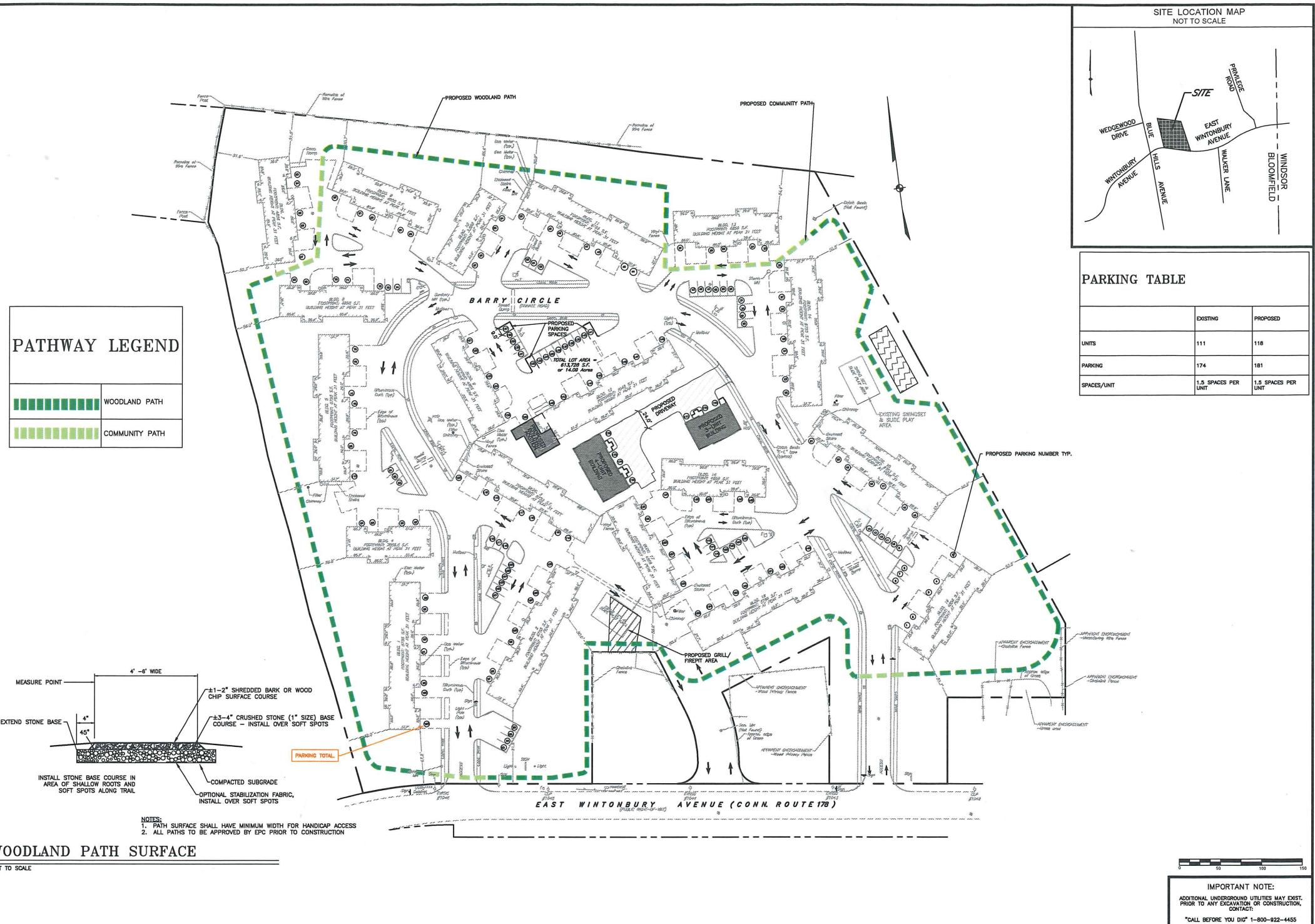
ED FOR:
INTONBERRY
OWNERS LLC
C/O PAREDIM
PARTNERS, LLC

KNULLWOOD RD.
SUITE 305
MSFORD, NY 10523

SITE PLAN

SN MP/CB
ED SN: MP
1"=50'
WT: 23-123

C-1.0





PROJECT:

10 E WINTONBURY
AVE. BLOOMFIELD CT

REPAID FOR:
WINTONBERRY
OWNERS LLC
C/O PAREDIM
PARTNERS, LLC

45 KNOLLWOOD RD.
SUITE 305 ELMFSDF,
NY 10523

FIRE TRUCK TURNING PLAN

SEARCHED BY:	MP
INDEXED BY:	MP
DATE:	1"=50'
PROJECT:	23-123
DATE:	12-1-2025

C-3.0