

PARCEL AREA DESCRIPTION

BEGINNING AT A POINT IN THE WESTERLY SIDE OF RIVERSIDE DRIVE, SAID POINT BEING A SOUTHERLY CORNER OF HEREIN DESCRIBED PARCEL AND A NORTHEAST CORNER OF LAND NOW OR FORMERLY OF AMAD LLC;

THENCE CURVING TO THE RIGHT ALONG THE WESTERLY SIDE OF RIVERSIDE DRIVE WITH AN ARC LENGTH OF 188.80', A RADIUS OF 60.00', AN INCLUDED ANGLE OF 180°17'53" TO A POINT OF TANGENCY;

THENCE S 30°33'57" E ALONG THE EASTERLY SIDE OF RIVERSIDE DRIVE A DISTANCE OF 367.58' TO A POINT OF CURVATURE;

THENCE CURVING TO THE LEFT ALONG THE EASTERLY SIDE OF RIVERSIDE DRIVE WITH AN ARC LENGTH OF 33.18', A RADIUS OF 225.00', AN INCLUDED ANGLE OF 08°27'00" TO A POINT OF TANGENCY;

THENCE S 39°00'57" E ALONG THE EASTERLY SIDE OF RIVERSIDE DRIVE A DISTANCE OF 82.94' TO A POINT;

THENCE N 59°14'53" E BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF ANSONIA COPPER & BRASS, INC. A DISTANCE OF 206.44' TO A POINT;

THENCE N 30°10'38" W BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF ANSONIA COPPER & BRASS, INC. A DISTANCE OF 1098.26' TO A POINT;

THENCE N 03°36'44" W BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF ANSONIA COPPER & BRASS, INC. A DISTANCE OF 828.32' TO A POINT;

THENCE N 29°41'44" W BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF NEW YORK, NEW HAVEN & HARTFORD RAILROAD CO. A DISTANCE OF 1333.37' TO A POINT;

THENCE N 32°13'27" W BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF NEW YORK, NEW HAVEN & HARTFORD RAILROAD CO. A DISTANCE OF 31.88' TO A POINT;

THENCE S 69°16'07" W BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF CITY OF ANSONIA A DISTANCE OF 526.78' TO A POINT;

THENCE S 05°11'29" E BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF CITY OF ANSONIA A DISTANCE OF 156.00' TO A POINT;

THENCE S 37°06'30" E BOUNDED WESTERLY IN PART BY LAND NOW OR FORMERLY OF HENREY AND JUDY LEWONCZYK, IN PART BY LAND NOW OR FORMERLY OF RUTH BLUMENTHAL, AND IN PART ALONG THE EASTERLY SIDE OF NORTH WESTWOOD ROAD A DISTANCE OF 498.99' TO A POINT;

THENCE S 01°14'15" E ALONG THE EASTERLY SIDE OF NORTH WESTWOOD ROAD A DISTANCE OF 685.43' TO A POINT;

THENCE S 83°27'59" W ALONG THE SOUTHERLY SIDE OF NORTH WESTWOOD ROAD A DISTANCE OF 40.00' TO A POINT;

THENCE S 07°50'42" E BOUNDED WESTERLY IN PART BY LAND NOW OR FORMERLY OF MATTHEW C. & WENDYANN C. ANDERSON AND IN PART BY LAND NOW OR FORMERLY OF THOMAS CLIFFORD III A DISTANCE OF 163.68' TO A POINT;

THENCE S 29°58'40" E BOUNDED WESTERLY IN PART BY LAND NOW OR FORMERLY OF THOMAS CLIFFORD III, IN PART BY LAND NOW OR FORMERLY OF ANDREW & DAVID MARK, IN PART BY LAND NOW OR FORMERLY OF PAMELA P. BESS, IN PART BY LAND NOW OR FORMERLY OF DARLENE PHILLIPS, IN PART BY LAND NOW OR FORMERLY OF WALTER M. & MAXINE STANLEY, IN PART BY LAND NOW OR FORMERLY OF BENJAMIN ALVES, IN PART BY LAND NOW OR FORMERLY OF HOWARD D. & IONA MADGOSKY, AND IN PART BY LAND NOW OR FORMERLY OF CAROLINE RUIZ A DISTANCE OF 926.60' TO A POINT;

THENCE S 16°15'05" E BOUNDED WESTERLY IN PART BY LAND NOW OR FORMERLY OF RAMIN AHMADI & ROYA HAKAKIAN, IN PART BY LAND NOW OR FORMERLY OF HAROLD, JR. & JEAN FOGG, AND IN PART BY LAND NOW OR FORMERLY OF JEREMY MIDDLETON A DISTANCE OF 175.06' TO A POINT;

THENCE S 04°18'45" E BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF RAYMOND DEMARCO A DISTANCE OF 111.24' TO A POINT;

THENCE S 74°15'14" W BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF RAYMOND DEMARCO A DISTANCE OF 57.00' TO A POINT;

THENCE S 14°38'30" E BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF JOAN AND JUDITH O'BRIEN A DISTANCE OF 83.61' TO A POINT;

THENCE S 69°30'40" W BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF JOAN AND JUDITH O'BRIEN A DISTANCE OF 17.16' TO A POINT;

THENCE S 03°08'57" E BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF TIMOTHY & COREY JAMES A DISTANCE OF 69.74' TO A POINT;

THENCE S 18°08'50" E BOUNDED WESTERLY IN PART BY LAND NOW OR FORMERLY OF ANDREW & HEATHER L. TRACS, IN PART BY LAND NOW OR FORMERLY OF MARIO BELLINE, AND IN PART BY LAND NOW OR FORMERLY OF OLGA STATKEVICH A DISTANCE OF 99.63' TO A POINT;

THENCE N 72°45'35" E BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF JAMES K. & GERALDINE RICHARDS A DISTANCE OF 105.00' TO A POINT;

THENCE N 59°14'53" E BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF AMAD LLC A DISTANCE OF 369.53' TO THE POINT OF BEGINNING

CONTAINING APPROXIMATELY 2,024,640 SQUARE FEET (46.48 ACRES).

ZONING CHART

ITEM	REQUIRED
MIN. SETBACK FROM STREET	NONE
MIN. SETBACK FROM BB ZONE	NONE
MIN. BUFFER AREA DEPTH	25 FT
MINIMUM SIDE YARD	NONE**
MINIMUM REAR YARD	NONE**
MAXIMUM BUILDING HEIGHT	80 FT
BLDG. AREA AS % OF LOT	60%

* EXCEPT FOR REQUIRED SETBACK FROM ANY RESIDENCE DISTRICT, NO SIDE YARD REQUIRED. IF PROVIDED SIDE YARDS SHALL HAVE A DEPTH OF NOT LESS THAN FIVE (5) FEET.

** EXCEPT FOR REQUIRED SETBACK FROM ANY RESIDENCE DISTRICT, NO SIDE YARD REQUIRED. IF PROVIDED SIDE YARDS SHALL HAVE A DEPTH OF NOT LESS THAN TWELVE (12) FEET.

MAP REFERENCES

- A. "PROPERTY AND ALTA/ACSM LAND TITLE SURVEY FOR THE PURPOSE OF CREATING AN ENVIRONMENTAL LAND USE RESTRICTION (ELUR), RIVERSIDE DRIVE, ANSONIA, CONNECTICUT, PREPARED BY SECOR INTERNATIONAL, INC., PREPARED BY DIVERSIFIED TECHNOLOGIES CORPORATION, SCALE 1"=100', DATED JUNE 10, 2005.
- B. "WOODLOT SUBDIVISION, ANSONIA, CONNECTICUT, PREPARED FOR CLARENCE STREET, LLC., BRIDGEPORT, CONNECTICUT, PREPARED BY DIVERSIFIED TECHNOLOGIES CORPORATION, SHEETS C.01 & C.02, SCALE 1"=100', DATED SEPTEMBER 29, 1998, REVISED THROUGH JULY 10, 1998, A.L.R. MAP VOL. 14 PG. 21 & 22.
- C. "RECORD MAP, PROPERTY BOUNDARY DEPENDENT RESURVEY, RESUBDIVISION OF LOT 1, ANSONIA COPPER & BRASS, INC., ANSONIA, CONNECTICUT, PREPARED BY CLARKE & PEARSON, ASSOCIATES, INC., SCALE 1"=40', DATED MAY 2005, A.L.R. VOL. 15 PG. 72.
- D. "RESUBDIVISION MAP-LOT #2, WOODLOT SUBDIVISION, INTO LOTS 2A, 2B & 2C, PREPARED FOR BIRM-1 CONSTRUCTION, LLC, RIVER STREET, ANSONIA, CONNECTICUT, PREPARED BY MEYERS ASSOCIATES P.C., SCALE 1"=40', DATED MAY 5, 1999, REVISED THROUGH JULY 1, 1999, A.L.R. VOL.14 PG. 46.
- E. "LIMITED PROPERTY BOUNDARY SURVEY, ARCO ENVIRONMENTAL REMEDIATION, RIVER STREET A.K.A.

- F. "PROPERTY SURVEY-ALTA/ACSM LAND TITLE SURVEY DEPICTING SUBJECT AREAS OF DECLARATION OF ENVIRONMENTAL LAND USE RESTRICTION, TDY INDUSTRIES, INC., 1 RIVERSIDE DRIVE, ANSONIA, CONNECTICUT, PREPARED BY MILONE & MACBROOM, SCALE 1"=40', DATED OCT. 16, 2000, REVISED THROUGH MAR. 20, 2002, A.L.R., VOL. 15 PG. 13.
- G. "RECORD SUBDIVISION MAP A, C, AND B SUBDIVISION, ANSONIA, CONNECTICUT, PREPARED BY CLARKE & PEARSON, SCALE 1"=100', DATED MARCH 25, 1992, REVISED THROUGH MAY 20, 1992, NOT ON FILE.
- H. "SITE PLAN - LOTS #2B AND 2C, WOODLOT SUBDIVISION, PREPARED FOR COASTAL CARRIERS OF CONNECTICUT, LLC, 12 AND 14 RIVERSIDE DRIVE, ANSONIA, CONNECTICUT, PREPARED BY MEYERS ASSOCIATES P.C., SCALE 1"=20', DATED SEPT. 2, 2009, NOT ON FILE.
- I. "PROPERTY SURVEY-ALTA/ACSM LAND TITLE SURVEY DEPICTING SUBJECT AREAS OF DECLARATION OF ENVIRONMENTAL LAND USE RESTRICTION, TDY INDUSTRIES, INC., 1 RIVERSIDE DRIVE, ANSONIA, CONNECTICUT, PREPARED BY MEYERS ASSOCIATES P.C., SCALE 1"=20', DATED SEPT. 2, 2009, NOT ON FILE.

- J. "WESTWOOD, ANSONIA, CONN., CLEMONS BROS. OWNERS, SECTION A", PREPARED BY V.B. CLARKE, SCALE 1"=40', DATED MAY 6, 1940, AND REVISED THROUGH MAY 15, 1940, A.L.R. VOL. 3 PG. 191.
- K. "WESTWOOD, ANSONIA, CONN., CLEMONS BROS. OWNERS, SECTION B", PREPARED BY V.B. CLARKE, SCALE 1"=40', DATED MAY 8, 1941, AND REVISED THROUGH JUNE 27, 1941, A.L.R. VOL. 3 PG. 190.
- L. "TOWNS OF ANSONIA & SEYMOUR MAP SHOWING LAND, RIGHTS OF ACCESS AND EASEMENT ACQUIRED FROM THE AMERICAN BRASS CO. BY THE STATE OF CONNECTICUT SHELTON-DERBY-ANSONIA EXPRESSWAY", PREPARED BY THE STATE OF CONNECTICUT, SCALE 1"=40', DATED DECEMBER 1956, AND REVISED THROUGH APRIL 16, 1957.
- M. "CHANNEL ENCROACHMENT LINES, NAUGATUCK RIVER, FROM MAPLE STREET TO TOWN LINE, ANSONIA, CONN.", PREPARED BY CLARKE & PEARSON, SCALE 1"=100', DATED JUNE 1957, REVISED THROUGH SEPT. 30, 1957, NA-AN-3, A.L.R. VOL. 5 PG. 253.
- N. "CHANNEL ENCROACHMENT LINES, NAUGATUCK RIVER, FROM MAPLE STREET TO TOWN LINE, ANSONIA, CONN.", PREPARED BY CLARKE & PEARSON, SCALE 1"=100', DATED JUNE 1957, REVISED THROUGH SEPT. 30, 1957, NA-AN-4, A.L.R. VOL. 5 PG. 254.
- O. "PORTION OF ANSONIA PARCEL, ATLANTIC RICHFIELD COMPANY, ANSONIA, CONNECTICUT, PREPARED BY CLARKE & PEARSON, ASSOCIATES, INC., SCALE 1"=80', GRAPH SCALE 1"=100' (APPEARS CORRECT), DATED SEPTEMBER 26, 1985, A.L.R. VOL. 11 PG.

- P. "UI EASEMENTS OVER LAND OF THE ANSONIA COPPER & BRASS, INC.", SCALE 1"=200', DATED MAR. 29, 1990, A.L.R. VOL. 13 PG. 1.
- Q. "ANSONIA MANUFACTURING CO., ANSONIA CONNECTICUT", PREPARED BY CHARLES A. CAHN, SCALE 1"=40', DATED JAN. 1962, A.L.R. VOL. 6 PG. 311.
- R. "LOCATION OF RIGHT OF WAY OF THE DERBY GAS AND ELECTRIC COMPANY, ACROSS PROPERTY OF THE AMERICAN BRASS COMPANY, AT ANSONIA, CONNECTICUT", SCALE 1"=200', DATED OCT. 1923, A.L.R. VOL. 1 PG. 67.
- S. "LOCATION OF RIGHT OF WAY OF THE DERBY GAS AND ELECTRIC COMPANY, ACROSS PROPERTY OF THE AMERICAN BRASS COMPANY, AT ANSONIA, CONNECTICUT", PREPARED BY F. S. SCHOFIELD, SCALE 1"=200', DATED APRIL 1925, A.L.R. VOL. 1 PG. 68.
- T. "LOCATION OF CENTER LINE OF RIGHT OF WAY OF THE DERBY GAS AND ELECTRIC COMPANY, ACROSS LAND OF THE AMERICAN BRASS COMPANY, AT ANSONIA, CONNECTICUT", PREPARED BY F. S. SCHOFIELD, SCALE 1"=100', DATED DEC. 1950, A.L.R. VOL. 1 PG. 69.
- U. "LOCATION OF RIGHT OF WAY OF THE DERBY GAS AND ELECTRIC COMPANY, ACROSS LAND OF THE AMERICAN BRASS COMPANY, AT ANSONIA, CONNECTICUT", PREPARED BY F. S. SCHOFIELD, SCALE 1"=200', DATED DEC. 1950, A.L.R. VOL. 2 PG. 74.
- V. "LOCATION OF RIGHT OF WAY OF THE UNITED ILLUMINATING COMPANY, ACROSS LAND OF THE ANACONDA AMERICAN BRASS COMPANY, AT ANSONIA, CONNECTICUT", SCALE 1"=200', DATED DEC. 1950, A.L.R. VOL. 7 PG. 361.
- W. "LOCATION OF SERIES STREET LIGHTING OF THE DERBY GAS AND ELECTRIC COMPANY, ACROSS LAND OF THE AMERICAN BRASS COMPANY, AT ANSONIA, CONNECTICUT", PREPARED BY F. S. SCHOFIELD, SCALE 1"=50', DATED DEC. 1950, A.L.R. VOL. 1 PG. 66.
- X. "MAP PREPARED FOR GUS VARTELAS ET ALS., ANSONIA CONNECTICUT", PREPARED BY HENRY GROSEK, SCALE 1"=40', DATED DEC. 5, 1984, A.L.R. VOL. 11 PG. 40.
- Y. "LOCATION OF 6600 & 2300 VOLT TRANSMISSION LINES SERIES STREET LIGHTING & 110 VOLT LINES, OF THE DERBY GAS & ELECTRIC CO., ACROSS PROPERTY OF THE AMERICAN BRASS CO., ANSONIA, CONN.", PREPARED BY F. S. SCHOFIELD, SCALE 1"=50', DATED MAY 1938, A.L.R. VOL. 1 PG. 49.

ABUTTERS LIST

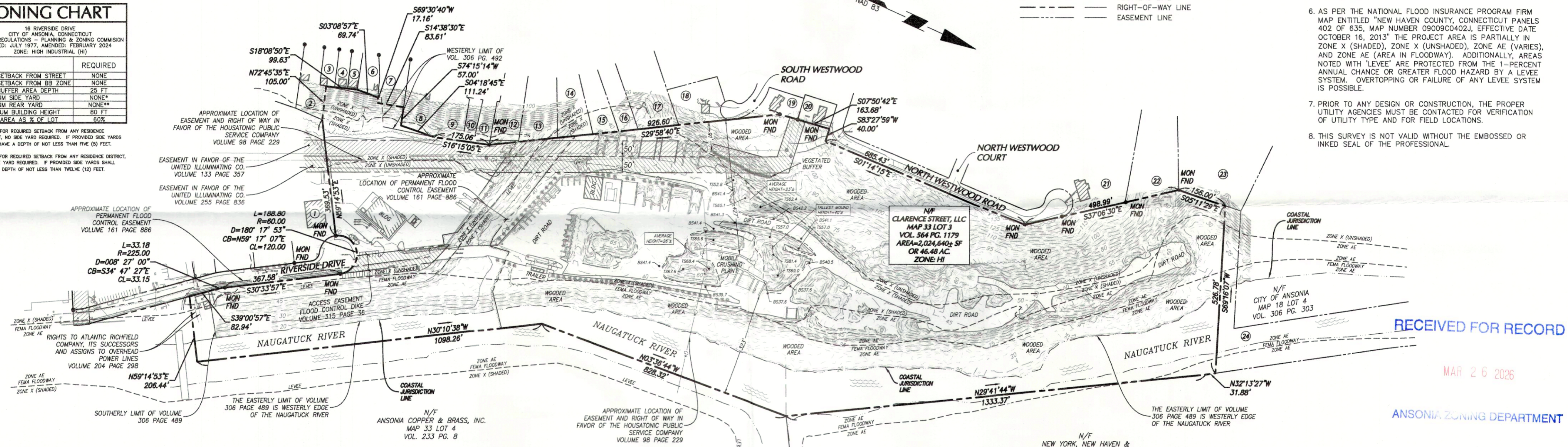
No.	N/F	MAP	LOT	VOLUME	PAGE
1	SPM REALTY LLC	33	2C	486	5
2	LORI K. RICHARDS	21	71	568	278
3	64 FRANKLIN LLC	21	70	628	1151
4	MARIO BELLINE	21	69	387	613
5	BRIAN J. JENNINGS	21	66	572	872
6	TIMOTHY & COREY JAMES	21	65	455	703
7	JOAN & JUDITH O'BRIEN	21	60	146	373
8	ANGEL SANTANA JR.	21	59	571	1052
9	RYAN E. ORTIZ	21	56	542	219
10	ANNA ZANFARDINO	20	69	557	1036
11	JOHN C. KIRBY	20	68	531	605
12	CAROLINE RUIZ	20	67	392	26
13	98-100 FRANKLIN STREET LLC	20	66	617	753
14	BENJAMIN ALVES	20	65	282	567
15	MAXINE STANLEY	20	64	164	506
16	DARLENE PHILLIPS	20	63	401	685
17	SHERY FARRELL	20	62	526	982
18	ANDREW MARK	20	61	539	802
19	THOMAS CLIFFORD III	20	55	188	707
20	MARJORIE STEVENS	20	51	502	380
21	JESSE RYAN CRAFT	19	12	549	713
22	JULISSA CONCEPCION	19	11	581	809
23	CITY OF ANSONIA	19	10	5	525
24	CITY OF ANSONIA	--	--	315	37

LEGEND (NOT SHOWN TO SCALE)

- PROPERTY LINE
- ABUTTERS LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE

NOTES

- THIS SURVEY HAS 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.
 - a. THIS SURVEY IS A PROPERTY SURVEY CONFORMING TO A HORIZONTAL ACCURACY OF A-2 AND A TOPOGRAPHIC SURVEY CONFORMING TO A T-3 ACCURACY. THE BOUNDARY DETERMINATION IS A RESURVEY. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BOUNDARY OPINION.
- THE MERIDIAN OF THIS SURVEY IS REFERENCED TO CONNECTICUT STATE PLANE COORDINATE SYSTEM NAD 83 AS REFERENCED IN MAP REFERENCE 2A.
- ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 18) AS DETERMINED BY GNSS. THIS DATA SET WAS PRODUCED TO MEET ASPRS POSITIONAL ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA, EDITION 2 (2023) FOR A 0.12 (FT) RMSE VERTICAL ACCURACY CLASS.
- PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEY & AERIAL SURVEY PERFORMED BY LANGAN CT, INC. FIELD WORK COMPLETED DURING THE MONTH OF DECEMBER 2025.
- ALL BUILDINGS AND STRUCTURES WERE LOCATED AND MEASURED AT GROUND LEVEL. THE SURVEYOR MAKES NO DETERMINATIONS OR GUARANTEES AS TO THE ABSENCE, EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES, FOUNDATIONS, FOOTINGS, PROJECTIONS, WALLS, TANKS, SEPTIC SYSTEMS, ETC. NO TEST PITS, EXCAVATIONS OR GROUND PENETRATING RADAR WERE PERFORMED AS PART OF THIS SURVEY.
- AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP ENTITLED "NEW HAVEN COUNTY, CONNECTICUT PANELS 402 OF 635, MAP NUMBER 09009C0402J, EFFECTIVE DATE OCTOBER 16, 2013" THE PROJECT AREA IS PARTIALLY IN ZONE X (SHADED), ZONE X (UNSHADED), ZONE AE (VARIES), AND ZONE AE (AREA IN FLOODWAY). ADDITIONALLY, AREAS NOTED WITH "LEVEE" ARE PROTECTED FROM THE 1-PERCENT ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE.
- PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.



RECEIVED FOR RECORD
MAR 26 2026
ANSONIA ZONING DEPARTMENT



SCALE: 1 INCH = 150 FEET

Date	Description	No.
3/24/26	Updates per Comments	4
1/09/26	Updated Survey	3
2/20/20	Updated Survey	2
12/09/19	Updated Survey	1

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

LANGAN
Langan CT, Inc.
555 Long Wharf Drive
New Haven, CT 06511
T. 203.562.5771 F. 203.789.6142 www.langan.com

Andrew C. Ives
3/24/2026
DATE SIGNED
PROFESSIONAL LAND SURVEYOR
STATE LIC. No. 70286

Project No. 140094101	Drawing Title 16 RIVERSIDE DRIVE MAP 33 LOT 3 ANSONIA	Project No. 140094101	Drawing No. VB101
Date 30 NOVEMBER 2018		Date 30 NOVEMBER 2018	
Drawn By AMC		Drawn By AMC	
Checked By AGI		Checked By AGI	
		Sheet 1 of 1	

PARCEL AREA DESCRIPTION

BEGINNING AT A POINT IN THE WESTERLY SIDE OF RIVERSIDE DRIVE, SAID POINT BEING A SOUTHERLY CORNER OF HEREIN DESCRIBED PARCEL AND A NORTHEAST CORNER OF LAND NOW OR FORMERLY OF AMAD LLC;

THENCE CURVING TO THE RIGHT ALONG THE WESTERLY SIDE OF RIVERSIDE DRIVE WITH AN ARC LENGTH OF 188.80', A RADIUS OF 60.00', AN INCLUDED ANGLE OF 180°17'53" TO A POINT OF TANGENCY;

THENCE S 30°33'57" E ALONG THE EASTERLY SIDE OF RIVERSIDE DRIVE A DISTANCE OF 367.58' TO A POINT OF CURVATURE;

THENCE CURVING TO THE LEFT ALONG THE EASTERLY SIDE OF RIVERSIDE DRIVE WITH AN ARC LENGTH OF 33.18', A RADIUS OF 225.00', AN INCLUDED ANGLE OF 08°27'00" TO A POINT OF TANGENCY;

THENCE S 39°00'57" E ALONG THE EASTERLY SIDE OF RIVERSIDE DRIVE A DISTANCE OF 82.94' TO A POINT;

THENCE N 59°14'53" E BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF ANSONIA COPPER & BRASS, INC. A DISTANCE OF 206.44' TO A POINT;

THENCE N 30°10'38" W BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF ANSONIA COPPER & BRASS, INC. A DISTANCE OF 1098.26' TO A POINT;

THENCE N 03°36'44" W BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF ANSONIA COPPER & BRASS, INC. A DISTANCE OF 828.32' TO A POINT;

THENCE N 29°41'44" W BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF NEW YORK, NEW HAVEN & HARTFORD RAILROAD CO. A DISTANCE OF 1333.37' TO A POINT;

THENCE N 32°13'27" W BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF NEW YORK, NEW HAVEN & HARTFORD RAILROAD CO. A DISTANCE OF 31.88' TO A POINT;

THENCE S 69°16'07" W BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF CITY OF ANSONIA A DISTANCE OF 526.78' TO A POINT;

THENCE S 05°11'29" E BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF CITY OF ANSONIA A DISTANCE OF 156.00' TO A POINT;

THENCE S 37°06'30" E BOUNDED WESTERLY IN PART BY LAND NOW OR FORMERLY OF HENRY AND JUDY LEWONCZYK, IN PART BY LAND NOW OR FORMERLY OF RUTH BLUMENTHAL, AND IN PART ALONG THE EASTERLY SIDE OF NORTH WESTWOOD ROAD A DISTANCE OF 498.99' TO A POINT;

THENCE S 01°14'15" E ALONG THE EASTERLY SIDE OF NORTH WESTWOOD ROAD A DISTANCE OF 685.43' TO A POINT;

THENCE S 83°27'59" W ALONG THE SOUTHERLY SIDE OF NORTH WESTWOOD ROAD A DISTANCE OF 40.00' TO A POINT;

THENCE S 07°50'42" E BOUNDED WESTERLY IN PART BY LAND NOW OR FORMERLY OF MATTHEW C. & WENDYANN C. ANDERSON AND IN PART BY LAND NOW OR FORMERLY OF THOMAS CLIFFORD III A DISTANCE OF 163.68' TO A POINT;

THENCE S 29°58'40" E BOUNDED WESTERLY IN PART BY LAND NOW OR FORMERLY OF THOMAS CLIFFORD III, IN PART BY LAND NOW OR FORMERLY OF ANDREW & DAVID MARK, IN PART BY LAND NOW OR FORMERLY OF PAMELA P. BESS, IN PART BY LAND NOW OR FORMERLY OF DARLENE PHILLIPS, IN PART BY LAND NOW OR FORMERLY OF WALTER M. & MAXINE STANLEY, IN PART BY LAND NOW OR FORMERLY OF BENJAMIN ALVES, IN PART BY LAND NOW OR FORMERLY OF HOWARD D. & IONA MADGOSKY, AND IN PART BY LAND NOW OR FORMERLY OF CAROLINE RUIZ A DISTANCE OF 926.60' TO A POINT;

THENCE S 16°15'05" E BOUNDED WESTERLY IN PART BY LAND NOW OR FORMERLY OF RAMIN AHMADI & ROYA HAKAKIAN, IN PART BY LAND NOW OR FORMERLY OF HAROLD, JR. & JEAN FOGG, AND IN PART BY LAND NOW OR FORMERLY OF JEREMY MIDDLETON A DISTANCE OF 175.06' TO A POINT;

THENCE S 04°18'45" E BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF RAYMOND DEMARCO A DISTANCE OF 111.24' TO A POINT;

THENCE S 74°15'14" W BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF RAYMOND DEMARCO A DISTANCE OF 57.00' TO A POINT;

THENCE S 14°38'30" E BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF JOAN AND JUDITH O'BRIEN A DISTANCE OF 83.61' TO A POINT;

THENCE S 69°30'40" W BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF JOAN AND JUDITH O'BRIEN A DISTANCE OF 71.16' TO A POINT;

THENCE S 03°08'57" E BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF TIMOTHY & COREY JAMES A DISTANCE OF 69.74' TO A POINT;

THENCE S 18°08'50" E BOUNDED WESTERLY IN PART BY LAND NOW OR FORMERLY OF ANDREW & HEATHER L. TRACS, IN PART BY LAND NOW OR FORMERLY OF MARIO BELLINI, AND IN PART BY LAND NOW OR FORMERLY OF OLGA STATKEVICH A DISTANCE OF 99.63' TO A POINT;

THENCE N 72°45'35" E BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF JAMES K. & GERALDINE RICHARDS A DISTANCE OF 105.00' TO A POINT;

THENCE N 59°14'53" E BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF AMAD LLC A DISTANCE OF 369.53' TO THE POINT OF BEGINNING

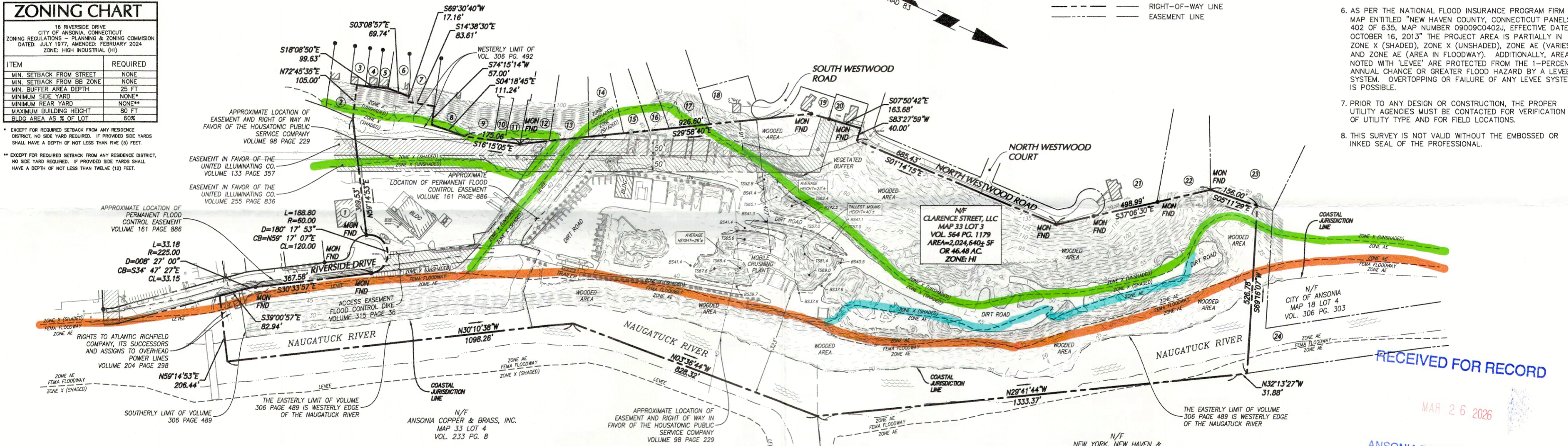
CONTAINING APPROXIMATELY 2,024,640 SQUARE FEET (46.48 ACRES).

ZONING CHART

ITEM	REQUIRED
MIN. SETBACK FROM STREET	NONE
MIN. SETBACK FROM BB ZONE	NONE
MIN. BUFFER AREA DEPTH	25 FT
MINIMUM SIDE YARD	NONE*
MINIMUM REAR YARD	NONE**
MAXIMUM BUILDING HEIGHT	80 FT
BLDG AREA AS % OF LOT	60%

* EXCEPT FOR REQUIRED SETBACK FROM ANY RESIDENCE DISTRICT, NO SIDE YARD REQUIRED. IF PROVIDED SIDE YARDS SHALL HAVE A DEPTH OF NOT LESS THAN FIVE (5) FEET.

** EXCEPT FOR REQUIRED SETBACK FROM ANY RESIDENCE DISTRICT, NO REAR YARD REQUIRED. IF PROVIDED REAR YARDS SHALL HAVE A DEPTH OF NOT LESS THAN TWELVE (12) FEET.



ABUTTERS LIST

No.	N/F	MAP	LOT	VOLUME	PAGE
1	SPM REALTY LLC	33	2C	486	5
2	LORI K. RICHARDS	21	71	568	278
3	64 FRANKLIN LLC	21	70	628	1151
4	MARIO BELLINI	21	69	387	613
5	BRIAN J. JENNINGS	21	66	572	872
6	TIMOTHY & COREY JAMES	21	65	455	703
7	JOAN & JUDITH O'BRIEN	21	60	146	373
8	ANGEL SANTANA JR.	21	59	571	1052
9	RYAN E. ORTIZ	21	56	542	219
10	ANNA ZANFARDINO	20	69	557	1036
11	JOHN C. KIRBY	20	68	531	605
12	CAROLINE RUIZ	20	67	392	26
13	98-100 FRANKLIN STREET LLC	20	66	617	753
14	BENJAMIN ALVES	20	65	282	567
15	MAXINE STANLEY	20	64	164	506
16	DARLENE PHILLIPS	20	63	401	685
17	SHERRY FARRELL	20	62	526	982
18	ANDREW MARK	20	61	539	802
19	THOMAS CLIFFORD III	20	55	188	707
20	MARJORIE STEVENS	20	51	502	380
21	JESSE RYAN CRAFT	19	12	549	713
22	JULISSA CONCEPCION	19	11	581	809
23	CITY OF ANSONIA	19	10	5	525
24	CITY OF ANSONIA	--	--	315	37

LEGEND (NOT SHOWN TO SCALE)

- PROPERTY LINE
- ABUTTERS LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE

NOTES

- THIS SURVEY HAS 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.
 - a. THIS SURVEY IS A PROPERTY SURVEY CONFORMING TO A HORIZONTAL ACCURACY OF A-2 AND A TOPOGRAPHIC SURVEY CONFORMING TO A T-3 ACCURACY. THE BOUNDARY DETERMINATION IS A RESURVEY. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BOUNDARY OPINION.
- THE MERIDIAN OF THIS SURVEY IS REFERENCED TO CONNECTICUT STATE PLANE COORDINATE SYSTEM NAD 83 AS REFERENCED IN MAP REFERENCE 2A.
- ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOD 18) AS DETERMINED BY GNSS. THIS DATA SET WAS PRODUCED TO MEET ASPRS POSITIONAL ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA, EDITION 2 (2023) FOR A 0.12 (FT) RMSEV VERTICAL ACCURACY CLASS.
- PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEY & AERIAL SURVEY PERFORMED BY LANGAN CT, INC. FIELD WORK COMPLETED DURING THE MONTH OF DECEMBER 2025.
- ALL BUILDINGS AND STRUCTURES WERE LOCATED AND MEASURED AT GROUND LEVEL. THE SURVEYOR MAKES NO DETERMINATIONS OR GUARANTEES AS TO THE ABSENCE, EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES, FOUNDATIONS, FOOTINGS, PROJECTIONS, WALLS, TANKS, SEPTIC SYSTEMS, ETC. NO TEST PITS, EXCAVATIONS OR GROUND PENETRATING RADAR WERE PERFORMED AS PART OF THIS SURVEY.
- AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP ENTITLED "NEW HAVEN COUNTY, CONNECTICUT PANELS 402 OF 635, MAP NUMBER 09009C0402, EFFECTIVE DATE OCTOBER 16, 2013" THE PROJECT AREA IS PARTIALLY IN ZONE X (SHADED), ZONE X (UNSHADED), ZONE AE (VARIES), AND ZONE AE (AREA IN FLOODWAY). ADDITIONALLY, AREAS NOTED WITH 'LEVEE' ARE PROTECTED FROM THE 1-PERCENT ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE.
- PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.

MAP REFERENCES

- | | | | | | | |
|--|--|---|---|--|---|--|
| <p>A. "PROPERTY AND ALTA/ACSM LAND TITLE SURVEY FOR THE PURPOSE OF CREATING AN ENVIRONMENTAL LAND USE RESTRICTION (ELUR), RIVERSIDE DRIVE, ANSONIA, CONNECTICUT, PREPARED FOR SECOR INTERNATIONAL, INC., PREPARED BY DIVERSIFIED TECHNOLOGIES CORPORATION, SCALE 1"=100', DATED JUNE 10, 2005.</p> <p>B. "WOODLOT SUBDIVISION, ANSONIA, CONNECTICUT, PREPARED FOR CLARENCE STREET, LLC., BRIDGEPORT, CONNECTICUT", PREPARED BY DIVERSIFIED TECHNOLOGIES CORPORATION, SHEETS C.01 & C.02, SCALE 1"=100', DATED SEPTEMBER 29, 1998, REVISED THROUGH JULY 10, 1998, A.L.R. MAP VOL. 14 PG. 21 & 22.</p> <p>C. "RECORD MAP, PROPERTY BOUNDARY DEPENDENT RESURVEY, RESUBDIVISION OF LOT 1, ANSONIA COPPER & BRASS, INC., ANSONIA, CONNECTICUT", PREPARED BY CLARKE & PEARSON, ASSOCIATES, INC., SCALE 1"=40', DATED MAY 2005, A.L.R. VOL. 15 PG. 72.</p> <p>D. "RESUBDIVISION MAP-LOT #2, WOODLOT SUBDIVISION, INTO LOTS 2A, 2B & 2C, PREPARED FOR BIRM-1 CONSTRUCTION, LLC, RIVER STREET, ANSONIA, CONNECTICUT", PREPARED BY MEYERS ASSOCIATES P.C., SCALE 1"=40', DATED MAY 5, 1999, REVISED THROUGH JULY 1, 1999, A.L.R. VOL.14 PG. 46.</p> <p>E. "LIMITED PROPERTY BOUNDARY SURVEY, ARCO ENVIRONMENTAL REMEDIATION, RIVER STREET A.K.A.</p> | <p>F. "PROPERTY SURVEY-ALTA/ACSM LAND TITLE SURVEY DEPICTING SUBJECT AREAS OF DECLARATION OF ENVIRONMENTAL LAND USE RESTRICTION, TDY INDUSTRIES, INC., 1 RIVERSIDE DRIVE, ANSONIA, CONNECTICUT", PREPARED BY MILONE & MACBROOM, SCALE 1"=40', DATED OCT. 16, 2000, REVISED THROUGH MAR. 20, 2002, A.L.R. VOL. 15 PG. 13.</p> <p>G. "RECORD SUBDIVISION MAP A, C, AND B SUBDIVISION, ANSONIA, CONNECTICUT", PREPARED BY CLARKE & PEARSON, SCALE 1"=100', DATED MARCH 25, 1992, REVISED THROUGH MAY 20, 1992. NOT ON FILE.</p> <p>H. "SITE PLAN - LOTS #2B AND 2C, WOODLOT SUBDIVISION, PREPARED FOR COASTAL CARRIERS OF CONNECTICUT, LLC, 12 AND 14 RIVERSIDE DRIVE, ANSONIA, CONNECTICUT", PREPARED BY MEYERS ASSOCIATES P.C., SCALE 1"=20', DATED SEPT. 2, 2009, NOT ON FILE.</p> <p>I. "PROPERTY SURVEY-ALTA/ACSM LAND TITLE SURVEY DEPICTING SUBJECT AREAS OF DECLARATION OF ENVIRONMENTAL LAND USE RESTRICTION, TDY INDUSTRIES, INC., 1 RIVERSIDE DRIVE, ANSONIA, CONNECTICUT", PREPARED BY MEYERS ASSOCIATES P.C., SCALE 1"=40', DATED MAY 2005, A.L.R. VOL. 15 PG. 72.</p> | <p>J. "WESTWOOD, ANSONIA, CONN., CLEMONS BROS. OWNERS, SECTION A", PREPARED BY V.B. CLARKE, SCALE 1"=40', DATED MAY 6, 1940, AND REVISED THROUGH MAY 15, 1940, A.L.R. VOL. 3 PG. 191.</p> <p>K. "WESTWOOD, ANSONIA, CONN., CLEMONS BROS. OWNERS, SECTION B", PREPARED BY V.B. CLARKE, SCALE 1"=40', DATED MAY 6, 1941, AND REVISED THROUGH JUNE 27, 1941, A.L.R. VOL. 3 PG. 190.</p> <p>L. "TOWNS OF ANSONIA & SEYMOUR MAP SHOWING LAND, RIGHTS OF ACCESS AND EASEMENT ACQUIRED FROM THE AMERICAN BRASS CO. BY THE STATE OF CONNECTICUT SHELTON-DERBY-ANSONIA EXPRESSWAY", PREPARED BY THE STATE OF CONNECTICUT, SCALE 1"=40', DATED DECEMBER 1956, AND REVISED THROUGH APRIL 16, 1957.</p> | <p>M. "CHANNEL ENCROACHMENT LINES, NAUGATUCK RIVER, FROM MAPLE STREET TO TOWN LINE, ANSONIA, CONN.", PREPARED BY CLARKE & PEARSON, SCALE 1"=100', DATED JUNE 1957, REVISED THROUGH SEPT. 30, 1957, NA-AN-3, A.L.R. VOL. 5 PG. 253.</p> <p>N. "CHANNEL ENCROACHMENT LINES, NAUGATUCK RIVER, FROM MAPLE STREET TO TOWN LINE, ANSONIA, CONN.", PREPARED BY CLARKE & PEARSON, SCALE 1"=100', DATED JUNE 1957, REVISED THROUGH SEPT. 30, 1957, NA-AN-4, A.L.R. VOL. 5 PG. 254.</p> <p>O. "PORTION OF ANSONIA PARCEL, ATLANTIC RICHFIELD COMPANY, ANSONIA, CONNECTICUT", PREPARED BY CLARKE & PEARSON, ASSOCIATES, INC., SCALE 1"=80', GRAPH SCALE 1"=100' (APPEARS CORRECT), DATED SEPTEMBER 26, 1955 A.L.R. VOL. 11 PG.</p> | <p>P. "UI EASEMENTS OVER LAND OF THE ANSONIA COPPER & BRASS, INC.", SCALE 1"=200', DATED MAR. 29, 1990, A.L.R. VOL. 13 PG. 1.</p> <p>Q. "ANSONIA MANUFACTURING CO., ANSONIA CONNECTICUT", PREPARED BY CHARLES A. CAHN, SCALE 1"=40', DATED JAN. 1962, A.L.R. VOL. 6 PG. 311.</p> <p>R. "LOCATION OF RIGHT OF WAY OF THE DERBY GAS AND ELECTRIC COMPANY, ACROSS PROPERTY OF THE AMERICAN BRASS COMPANY, AT ANSONIA, CONNECTICUT", SCALE 1"=200', DATED OCT. 1923, A.L.R. VOL. 1 PG. 67.</p> <p>S. "LOCATION OF RIGHT OF WAY OF THE DERBY GAS AND ELECTRIC COMPANY, ACROSS PROPERTY OF THE AMERICAN BRASS COMPANY, AT ANSONIA, CONNECTICUT", PREPARED BY F. S. SCHOFIELD, SCALE 1"=200', DATED APRIL 1925, A.L.R. VOL. 1 PG. 68.</p> | <p>T. "LOCATION OF CENTER LINE OF RIGHT OF WAY OF THE DERBY GAS AND ELECTRIC COMPANY, ACROSS LAND OF THE AMERICAN BRASS COMPANY, AT ANSONIA, CONNECTICUT", PREPARED BY F. S. SCHOFIELD, SCALE 1"=100', DATED DEC. 1950, A.L.R. VOL. 1 PG. 69.</p> <p>U. "LOCATION OF RIGHT OF WAY OF THE DERBY GAS AND ELECTRIC COMPANY, ACROSS LAND OF THE AMERICAN BRASS COMPANY, AT ANSONIA, CONNECTICUT", PREPARED BY F. S. SCHOFIELD, SCALE 1"=200', DATED DEC. 1950, A.L.R. VOL. 2 PG. 74.</p> <p>V. "LOCATION OF RIGHT OF WAY OF THE UNITED ILLUMINATING COMPANY, ACROSS LAND OF THE ANCONADA AMERICAN BRASS COMPANY, AT ANSONIA, CONNECTICUT", SCALE 1"=200', DATED DEC. 1950, A.L.R. VOL. 7 PG. 361.</p> | <p>W. "LOCATION OF SERIES STREET LIGHTING OF THE DERBY GAS AND ELECTRIC COMPANY, ACROSS LAND OF THE AMERICAN BRASS COMPANY, AT ANSONIA, CONNECTICUT", PREPARED BY F.S. SCHOFIELD, SCALE 1"=50', DATED DEC. 1950, A.L.R. VOL. 1 PG. 66.</p> <p>X. "MAP PREPARED FOR QUS VARTELAS ET ALS., ANSONIA CONNECTICUT", PREPARED BY HENRY GROSEK, SCALE 1"=40', DATED DEC. 5, 1984, A.L.R. VOL. 11 PG. 40.</p> <p>Y. "LOCATION OF 6600 & 2300 VOLT TRANSMISSION LINES SERIES STREET LIGHTING & 110 VOLT LINES, OF THE DERBY GAS & ELECTRIC CO., ACROSS PROPERTY OF THE AMERICAN BRASS CO., ANSONIA, CONN.", PREPARED BY F.S. SCHOFIELD, SCALE 1"=50', DATED MAY 1938, A.L.R. VOL. 1 PG. 49.</p> |
|--|--|---|---|--|---|--|

Date	Description	No.
3/24/26	Updates per Comments	4
1/09/26	Updated Survey	3
2/20/20	Updated Survey	2
12/09/19	Updated Survey	1

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

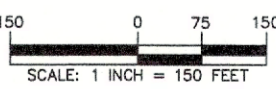
Andrew G. Ives 3/24/2026
 ANDREW G. IVES DATE SIGNED
 PROFESSIONAL LAND SURVEYOR
 STATE LIC. NO. 70286

LANGAN
 Langan CT, Inc.
 555 Long Wharf Drive
 New Haven, CT 06511
 T: 203.562.5771 F: 203.789.6142 www.langan.com

Project
16 RIVERSIDE DRIVE
 MAP 33 LOT 3
 ANSONIA
 NEW HAVEN COUNTY CONNECTICUT

Drawing Title
SURVEY / SITE PLAN

Project No. 140094101
 Date 30 NOVEMBER 2018
 Drawn By AMC
 Checked By AGI
 Drawing No. VB101
 Sheet 1 of 1



PROJECT NO. 140094101

RECEIVED FOR RECORD

MAR 26 2026

ANSONIA ZONING DEPARTMENT

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.07 North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

Accredited Levee Notes to Users: Check with your local community to obtain more information, such as the estimated level of protection provided (which may exceed the 1-percent-annual-chance level) and Emergency Action Plan, on the levee system(s) shown as providing protection for areas on this panel. To mitigate flood risk in residual risk areas, property owners and residents are encouraged to consider flood insurance and floodproofing or other protective measures. For more information on flood insurance, interested parties should visit the FEMA Website at <http://www.fema.gov/business/nfp/index.shtml>.

The **projection** used in the preparation of this map was Connecticut State Plane Zone (FIPS zone 0600). The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NNGS12
National Geodetic Survey
SSM3-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base Map information shown on FIRM panels produced for this physical map revision was provided in digital format by the Connecticut Department of Environmental Protection. The 2007 imagery was derived from digital orthophotos produced at a scale 1:12,000. Supplemental imagery from United States Geological Survey 2008 High Resolution Orthophotography produced from 1 foot pixel cells from photography dated April 2008. The projection used in the preparation of this map was Connecticut State Plane Feet, FIPS Zone 0600. The horizontal datum used was North American Datum of 1983 (NAD 83).

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the profile baseline, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

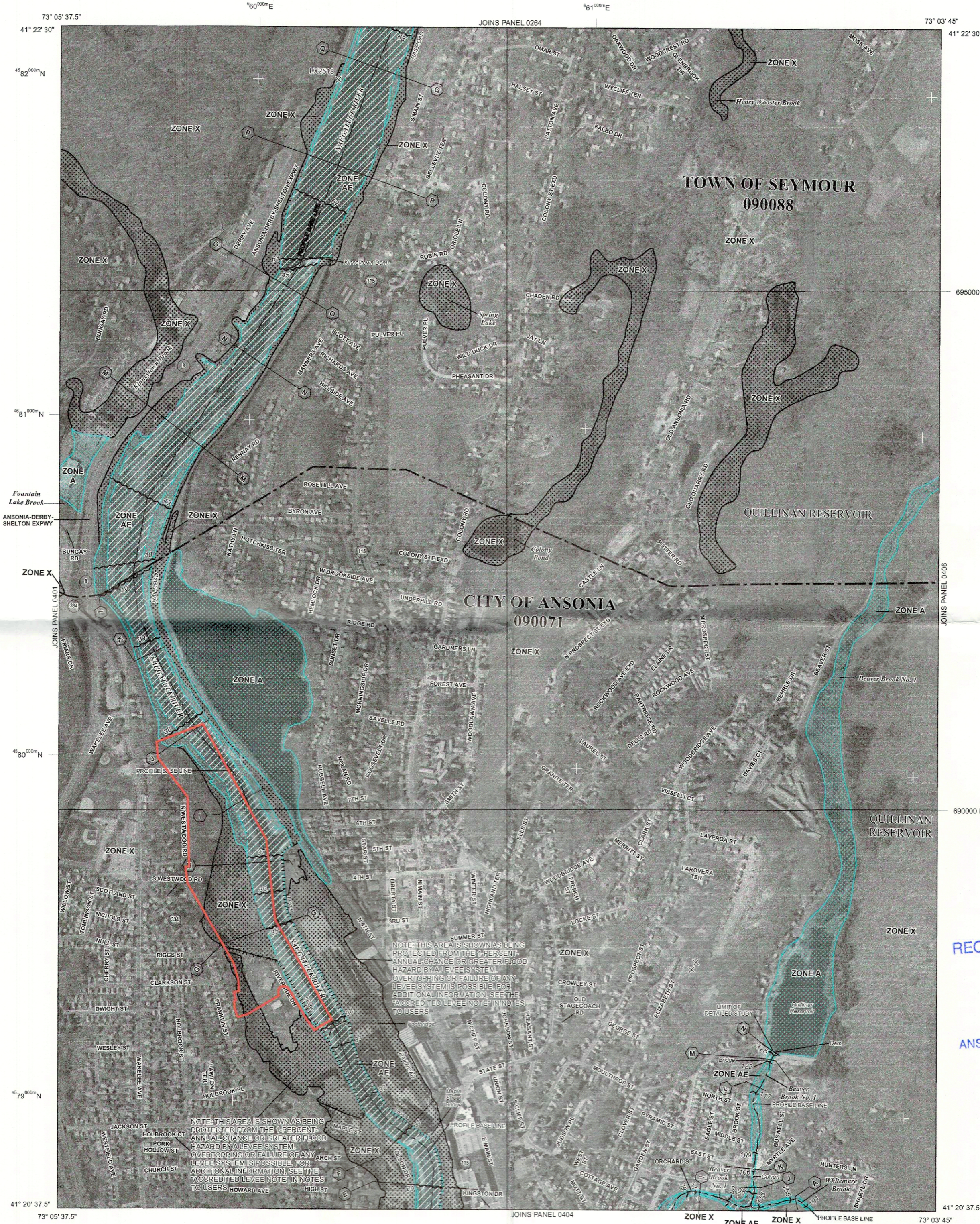
This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map**, how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/business/nfp>.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.
ZONE AE Base Flood Elevations determined.
ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of sheet flow flooding, velocities also determined.
ZONE AR Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently identified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99 Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
OTHER AREAS
ZONE X Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D Areas in which flood hazards are undetermined, but possible.
COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
OTHERWISE PROTECTED AREAS (OPAs)
 CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% Annual Chance Floodplain Boundary
 0.2% Annual Chance Floodplain Boundary
 Floodway boundary
 Zone D boundary
 CBRS and OPA boundary
 Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
 Base Flood Elevation line and value; elevation in feet*
 Base Flood Elevation value where uniform within zone; elevation in feet*
 *Referenced to the North American Vertical Datum of 1988

— A — A — Cross section line
 — 25 — — 25 — — Transect line
 45° 02' 08", 83° 02' 12" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
 3100000 FT 5000-foot ticks: Connecticut State Plane Zone (FIPS Zone 0600), Lambert Conformal Conic projection
 DMS510 X Bench mark (see explanation in Notes to Users section of this FIRM panel)
 M1.5 River Mile

MAP REPOSITORIES
 Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
 December 17, 2010

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
 October 16, 2013 - to reflect the accreditation of formerly provisionally-accredited levees.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
 250 0 500 1000 FEET
 150 0 150 300 METERS

RECEIVED FOR RECORD
 MAR 26 2026
 ANSONIA ZONING DEPARTMENT

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0402J

FIRM
FLOOD INSURANCE RATE MAP
NEW HAVEN COUNTY,
CONNECTICUT
(ALL JURISDICTIONS)

PANEL 402 OF 635
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ANSONIA, CITY OF	0402J	0402	J
SEYMOUR, TOWN OF	0408	0402	J

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
 09009C0402J
MAP REVISED
 OCTOBER 16, 2013
 Federal Emergency Management Agency