TOWER REALTY CORPORATION

TWO OFFICE BUILDINGS ***FOR SALE***

ROCKY GLEN FALLS

27-75 GLEN ROAD, NEWTOWN, CT 06470

JOE DIMYAN
Broker
203.313.3920
jdimyan@towercorp.com

MICHAEL DIMYAN
Broker
203.948.2891
mdimyan@towercorp.com

MICK CONSALVO
Broker
203.241.5188
mconsalvo@towercorp.com

FOR SALE // INVESTMENT OPPORTUNITY // NEWTOWN CT

PROPERTY DESCRIPTION

Rare investment opportunity in beautiful Sandy Hook, CT. These buildings have exposed brick and wood with great views of waterfalls on each property. Buildings have long term tenant history with a mix of sizes to fit any office needs. Buildings are 70% occupied totaling approximately 25,100 Sq Ft or +/- 30% of realizable vacancy upside. Each site has ample parking, elevator access, common baths on each floor, shared kitchenettes, large windows and high ceilings. Easy access to I-84.

.

OFFERING SUMMARY	
Sale Price:	Subject To Offer
Lot Size:	16.75 Acres
Building Sizes Combined:	83,872 SF
Current NOI:	$955,440
Taxes:	$111,600

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	863	2,866	5,486
Total Population	1,833	6,670	13,730
Average HH Income	$120,219	$126,526	$134,978

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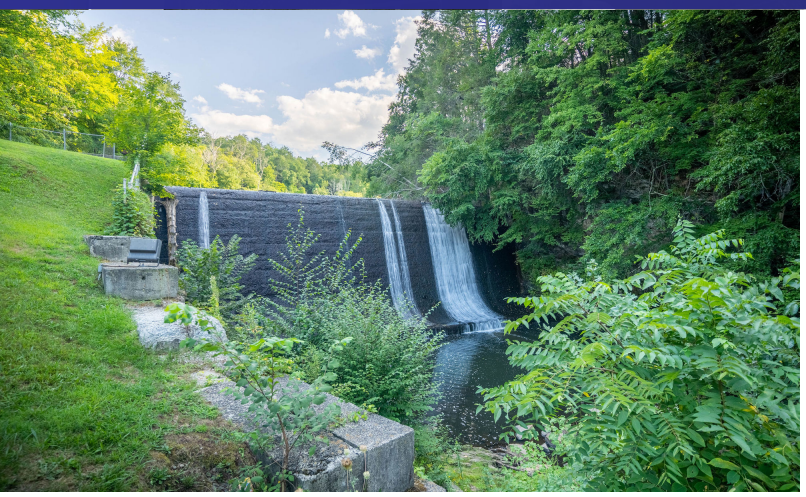

PROPERTY HIGHLIGHTS

- M-40 Zone
- Heating: Gas/ Electric
- Cooling: Central A/C
- Well and Septic
- Elevator Access
- Approximately 2 Miles from Downtown Newtown
- Maintenance Manager on Site
- Long Term Tenant History
- +/- 30% Realizable Vacancy Upside
- 75 Glen: 70.88% Leased
- 27 Glen: 72.96% Leased
- 75 Glen: 67,743 Sq Ft
- 27 Glen: 16,433 Sq Ft
- 4 Stories in Each Building with Full Basement
- 27 Glen Year Built: 1850
- 75 Glen Year Bult: 1831
- Long Term Tenant History
- Staple in Sandy Hook Community
- Waterfall Views Exposed Brick and Wood
- Easy Access to I-84

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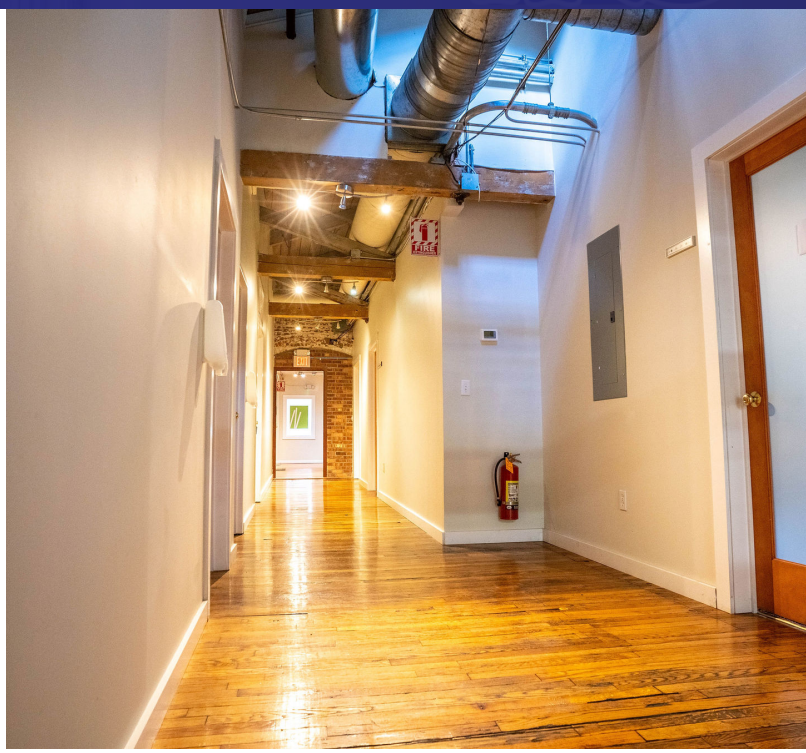

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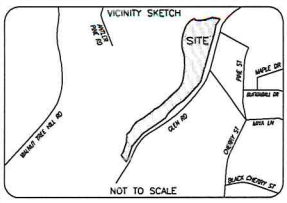


ALTA CERTIFICATION

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF CONNECTICUT CERTIFIES TO:

(1) Stewart Title Guaranty Company; (N) Riverside Abstract LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A) AND (B), 7(A), 8, 9, 10(A), 11, 13, 16, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11/15/2019. THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

WILLIAM J. NAGLE JR, L-70369
DATE OF MAP: 12/10/2019

Feb 13 2020
DATE

STATE OF CONNECTICUT
WILLIAM J. NAGLE JR.
No.70369
LICENSED
LAND SURVEYOR

PARCEL INFO

OWNER: LYNWOOD PLACE, LLC
75 GLEN RD, SANDY HOOK, CT
MAP 42, BLOCK 13, LOT 1
VOLUME 658 AT PAGE 842
PLANS 7365 & 7366

AREA

12.02+/- ACRES

FEMA/INFORMATION

PER REVIEW OF FIRM MAP #09001C0167F, EFFECTIVE DATE: 06/18/2010, THIS PARCEL IS IN A FLOOD HAZARD AREA. THE DESIGNATION IS ZONE "AE".

ALTA NOTES

6. NO ZONING INFORMATION PROVIDED BY CLIENT.
11. OBSERVED EVIDENCE OF UTILITIES SHOWN ON SURVEY.
13. ADJOINER PLAT INFORMATION AND PUBLIC RIGHT OF WAY SHOWN ON SURVEY.
16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED ON SITE.
17. NO CHANGES IN STREET RIGHT OF WAY LINES OBSERVED ON OR ADJACENT TO SITE.
18. NO WETLAND DELINEATION MARKERS WERE OBSERVED ON SITE.
19. ALL PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES PER TITLE COMMITMENT REFERENCED HEREON SHOWN ON SURVEY.
-PROPERTY HAS DIRECT PHYSICAL ACCESS TO GLEN ROAD, A DEDICATED PUBLIC RIGHT OF WAY.
-NO APPARENT EVIDENCE OF BURIAL GROUNDS OBSERVED ON SITE.

ENCROACHMENT

NO ENCROACHMENTS OBSERVED AT TIME OF SURVEY.

PARKING

135 REGULAR SPACES
2 HANDICAP SPACES
137 TOTAL SPACES

ZONING

PENDING RECEIPT OF ZONING REPORT.

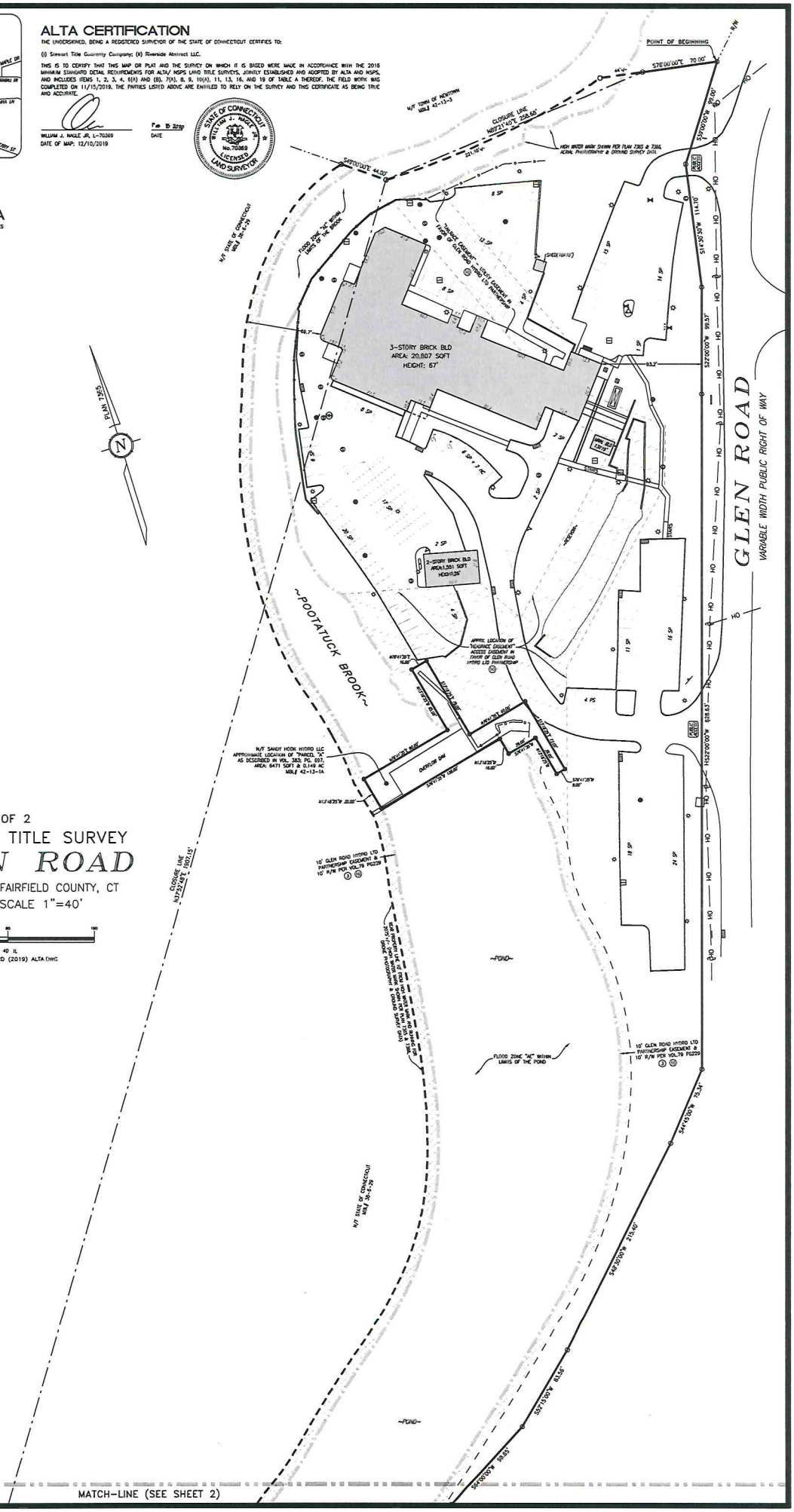
SHEET 1 OF 2

ALTA/NSPS LAND TITLE SURVEY

75 GLEN ROAD

VILLAGE OF SANDY HOOK, FAIRFIELD COUNTY, CT
DECEMBER 2019, SCALE 1"=40'

40 0 20 40 80 160
BAR GRAPH 1 inch = 40 ft.
CT_SANDY HOOK_75 GLEN RD (2019) ALTA.DWG



MATCH-LINE (SEE SHEET 2)

LEGEND OF SYMBOLS

- LIGHT POLE
- UTILITY POLE
- ELECTRIC APPARATUS
- SIGN
- GAS ASSEMBLY
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- YARD INLET
- CATCH BASIN
- DRAINAGE MANHOLE
- DUMPSTER
- MONITORING WELL
- SANITARY MANHOLE
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- WOOD FENCE
- BARBED WIRE FENCE
- OVERHEAD LINE
- ENCROACHMENT
- PLOTTED TITLE EXCEPTION

NOTE - ANY UNDERGROUND LINES SHOWN ARE BASED ON SURFACE EVIDENCE. THIS SURVEYOR CANNOT CERTIFY TO LOCATION OF NON-VISIBLE STRUCTURES. IF UNDERGROUND LOCATION IS CRITICAL, THE LINE SHOULD BE EXPOSED AND AND VERIFIED. THIS SURVEYOR CANNOT ACCEPT LIABILITY FOR UNDERGROUND STRUCTURE LOCATION.

LEGEND OF NOMENCLATURE

- EXISTING BOUNDARY MONUMENT
- SET BOUNDARY MONUMENT
- MATHEMATICAL POINT
- CONCRETE MONUMENT
- R/W RIGHT OF WAY

UNLESS SIGNED, SEALED, AND DATED, THIS IS A PRELIMINARY PLAT AND NOT FOR RECORDING, SALES, OR CONVEYANCES.

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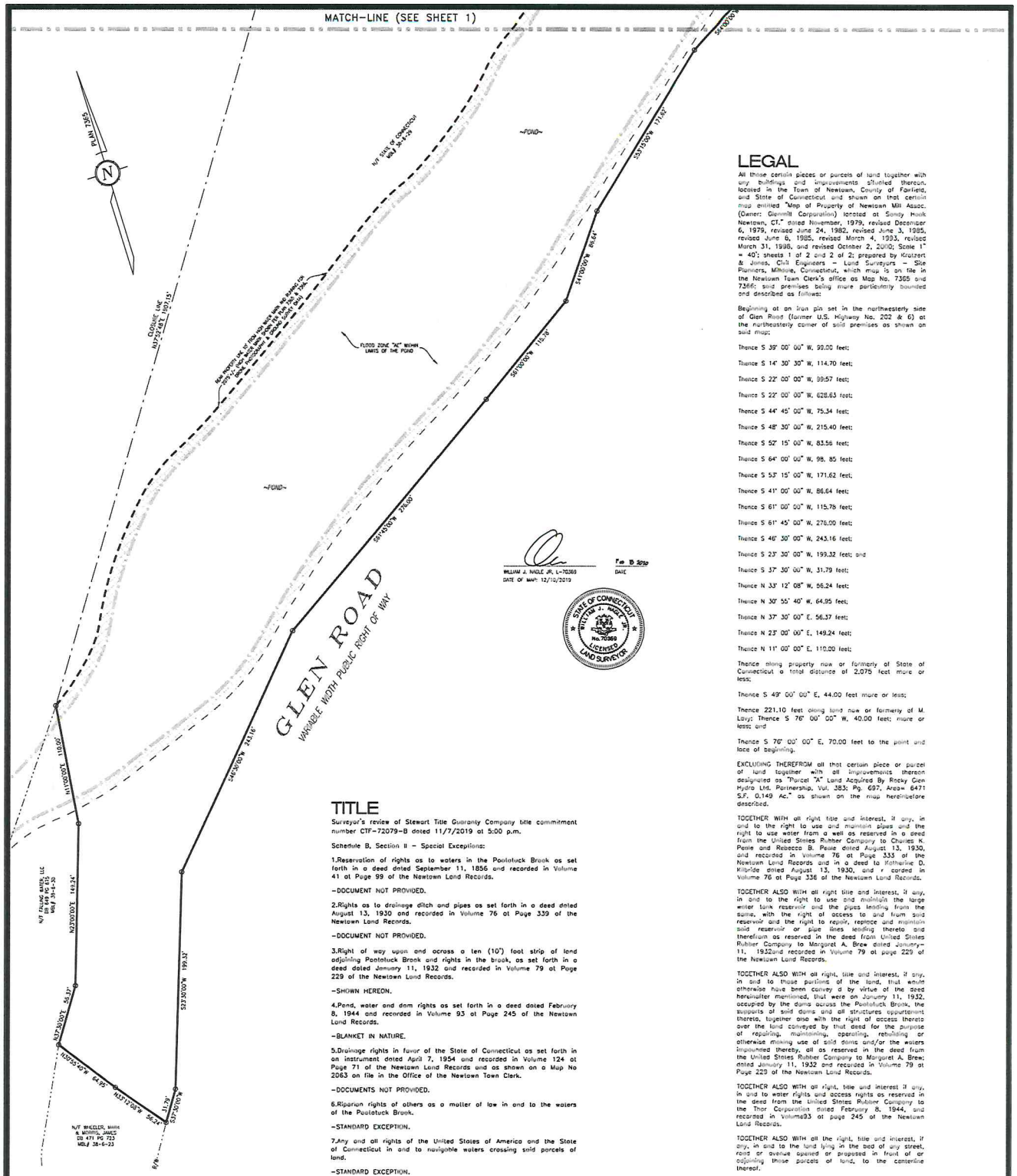
FIRM# L4382 E-MAIL : ronjmurphy@mindspring.com

FILE NAME: CT_Sandy Hook_75 Glen Rd (2019) ALTA.dwg



WILLIAM J. NAGLE JR, L-70369
DATE OF MAP: 12/10/2019

Feb 13 2020
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STATE OF CONNECTICUT
WILLIAM J. NAGLE JR.
No. 70369
LICENSED
LAND SURVEYOR

LEGAL

All those certain pieces or parcels of land together with any buildings and improvements situated thereon, located in the Town of Newtown, County of Fairfield, and State of Connecticut and shown on that certain map entitled "Map of Property of Newtown Mill Assoc. (Owner: Glenmill Corporation) located at Sandy Hook Newtown, CT." dated November, 1979, revised December 6, 1979, revised June 24, 1982, revised June 3, 1985, revised June 6, 1985, revised March 4, 1993, revised March 31, 1998, and revised October 2, 2010; Scale 1" = 40'; sheets 1 of 2 and 2 of 2; prepared by Kratzert & Jones, Civil Engineers – Land Surveyors – Site Planners, Milford, Connecticut, which map is on file in the Newtown Town Clerk's office as Map No. 7365 and 7366; said premises being more particularly bounded and described as follows:

Beginning at an iron pin set in the northwesterly side of Glen Road (former U.S. Highway No. 202 & 6) at the northeasterly corner of said premises as shown on said map;

Thence S 39° 00' 00" W, 99.00 feet;

Thence S 14° 30' 30" W, 114.70 feet;

Thence S 22° 00' 00" W, 99.57 feet;

Thence S 22° 00' 00" W, 628.63 feet;

Thence S 44° 45' 00" W, 75.34 feet;

Thence S 48° 30' 00" W, 215.40 feet;

Thence S 52° 15' 00" W, 83.56 feet;

Thence S 64° 00' 00" W, 98. 85 feet;

Thence S 53° 15' 00" W, 171.62 feet;

Thence S 41° 00' 00" W, 86.64 feet;

Thence S 61° 00' 00" W, 115.78 feet;

Thence S 61° 45' 00" W, 276.00 feet;

Thence S 46° 30' 00" W, 243.16 feet;

Thence S 23° 30' 00" W, 199.32 feet; and

Thence S 37° 30' 00" W, 31.79 feet;

Thence N 33° 12' 08" W, 56.24 feet;

Thence N 30° 55' 40" W, 64.95 feet;

Thence N 37° 30' 00" E, 56.37 feet;

Thence N 23° 00' 00" E, 149.24 feet;

Thence N 11° 00' 00" E, 110.00 feet;

Thence along property now or formerly of State of Connecticut a total distance of 2,075 feet more or less;

Thence S 49° 00' 00" E, 44.00 feet more or less;

Thence 221.10 feet along land now or formerly of M. Levy; Thence S 76° 00' 00" W, 40.00 feet; more or less; and

Thence S 76° 00' 00" E, 70.00 feet to the point and face of beginning.

EXCLUDING THEREFROM all that certain piece or parcel of land together with all improvements thereon designated as "Parcel "A" Land Acquired By Rocky Glen Hydro Ltd. Partnership, Vol. 383; Pg. 697, Area= 6471 S.F. 0.149 AC." as shown on the map hereinbefore described.

TOGETHER WITH all right title and interest, if any, in and to the right to use and maintain pipes and the right to use water from a well as reserved in a deed from the United States Rubber Company to Charles K. Peale and Rebecca B. Peale dated August 13, 1930, and recorded in Volume 76 at Page 333 of the Newtown Land Records and in a deed to Katherine D. Kilbride dated August 13, 1930, and r corded in Volume 76 at Page 336 of the Newtown Land Records.

TOGETHER ALSO WITH all right title and interest, if any, in and to the right to use and maintain the large water tank reservoir and the pipes leading from the same, with the right of access to and from said reservoir and the right to repair, replace and maintain said reservoir or pipe lines leading thereto and therefrom as reserved in the deed from United States Rubber Company to Margaret A. Brew dated January-11, 1932and recorded in Volume 79 at page 229 of the Newtown Land Records.

TOGETHER ALSO WITH all right, title and interest, if any, in and to those portions of the land, that would otherwise have been convey d by virtue of the deed hereinafter mentioned, that were on January 11, 1932, occupied by the dams across the Pootatuck Brook, the supports of said dams and all structures appurtenant thereto, together also with the right of access thereto over the land conveyed by that deed for the purpose of repairing, maintaining, operating, rebuilding or otherwise making use of said dams and/or the waters impounded thereby, all as reserved in the deed from the United States Rubber Company to Margaret A. Brew; dated January 11, 1932 and recorded in Volume 79 at Page 229 of the Newtown Land Records.

TOGETHER ALSO WITH all right, title and interest, if any, in and to water rights and access rights as reserved in the deed from the United States Rubber Company to the Thor Corporation dated February 8, 1944, and recorded in Volume93 at page 245 of the Newtown Land Records.

TOGETHER ALSO WITH all the right, title and interest, if any, in and to the land lying in the bed of any street, road or avenue opened or proposed in front of or adjoining those parcels of land, to the centerline thereof.

TOGETHER ALSO WITH the riparian rights, as a matter of law, in and to the waters of the Pootatuck Brook.

Said premises is also designated as "LOTS 1 & 2 (EXCLUDING PARCEL 'A') TOT AL AREA 12.92 ± ACRES" on said Map No. 7365 and 7366 described.

TITLE

Surveyor's review of Stewart Title Guaranty Company title commitment number CTF-72079-B dated 11/7/2019 at 5:00 p.m.

Schedule B, Section II – Special Exceptions:

1.Reservation of rights as to waters in the Pootatuck Brook as set forth in a deed dated September 11, 1856 and recorded in Volume 41 at Page 99 of the Newtown Land Records.

–DOCUMENT NOT PROVIDED.

2.Rights as to drainage ditch and pipes as set forth in a deed dated August 13, 1930 and recorded in Volume 76 at Page 339 of the Newtown Land Records.

–DOCUMENT NOT PROVIDED.

3.Right of way upon and across a ten (10') foot strip of land adjoining Pootatuck Brook and rights in the brook, as set forth in a deed dated January 11, 1932 and recorded in Volume 79 at Page 229 of the Newtown Land Records.

–SHOWN HEREON.

4.Pond, water and dam rights as set forth in a deed dated February 8, 1944 and recorded in Volume 93 at Page 245 of the Newtown Land Records.

–BLANKET IN NATURE.

5.Drainage rights in favor of the State of Connecticut as set forth in an instrument dated April 7, 1954 and recorded in Volume 124 at Page 71 of the Newtown Land Records and as shown on a Map No 2063 on file in the Office of the Newtown Town Clerk.

–DOCUMENTS NOT PROVIDED.

6.Riparian rights of others as a matter of law in and to the waters of the Pootatuck Brook.

–STANDARD EXCEPTION.

7.Any and all rights of the United States of America and the State of Connecticut in and to navigable waters crossing said parcels of land.

–STANDARD EXCEPTION.

8.Special Exception by the Town of Newtown, Planning and Zoning Commission dated September 1, 1982 and recorded in Volume 306 at Page 666 of the Newtown Land Records.

–NOT A SURVEY MATTER.

9.Notice of Grant of Variance, Special Exception, or Special Permit by the Town of Newtown dated May 2, 1985 and recorded in Volume 335 at Page 157 of the Newtown Land Records.

–NOT A SURVEY MATTER.

10.Declaration of Covenants, Easements and Restrictions dated November 30, 1987 and recorded in Volume 383 at Page 700, as amended by instrument dated September 1, 1989 and recorded in Volume 417 at Page 507, both of the Newtown Land Records.

–ALL MATTERS SHOWN HEREON.

11.Notice of Change of Zone Application by the Town of Newtown, Planning and Zoning Commission dated April 19, 1996 recorded in Volume 530 at Page 867 of the Newtown Land Records.

–NOT A SURVEY MATTER.

12.Notice of Approval by the Town of Newtown, Planning and Zoning Commission dated October 16, 1986 recorded in Volume 368 at Page 228 of the Newtown Land Records.

–NOT A SURVEY MATTER.

13.Notes, conditions, Riparian rights and easements as appear on Map Nos. 7365, 7366, 4939, 5874, 5875 and 4940 all on file in the Office of the Newtown Town Clerk.

–ALL MATTERS SHOWN HEREON.

LEGEND OF SYMBOLS

- LIGHT POLE
- UTILITY POLE
- ELECTRIC APPARATUS
- SIGN
- GAS ACCESSORY
- WATER VALVE
- WATER METER
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- R/W RIGHT OF WAY

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FILE NAME:CT_Sandy Hook_75 Glen Rd (2019) ALTA.dwg

SHEET 2 OF 2

ALTA/NSPS LAND TITLE SURVEY

75 GLEN ROAD

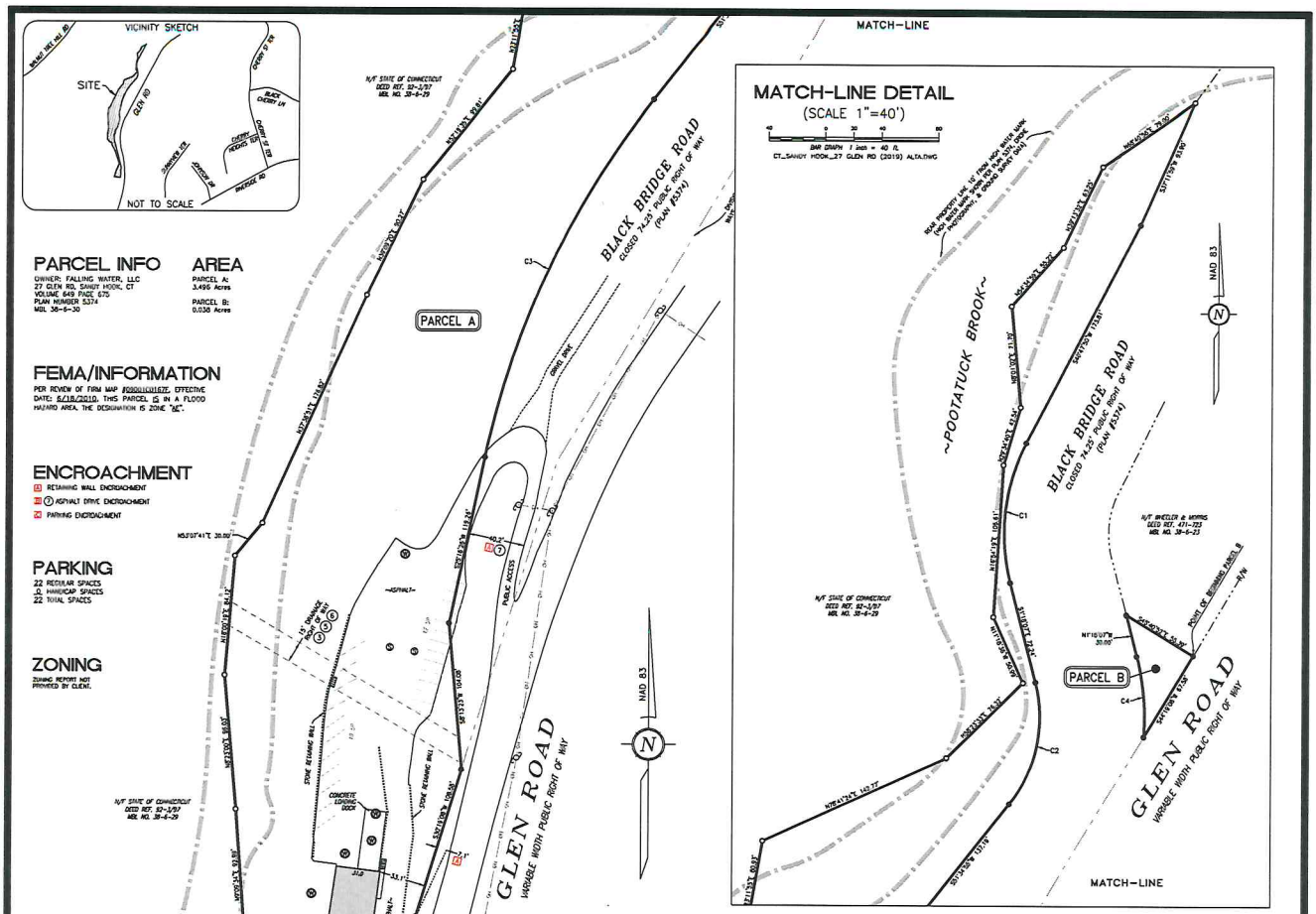
VILLAGE OF SANDY HOOK, FAIRFIELD COUNTY, CT

DECEMBER 2019, SCALE 1"=40'

40 0 20 40 80 160

BAR GRAPH 1 inch = 40 ft.

CT_SANDY HOOK_75 GLEN RD (2019) ALTA.DWG



PARCEL INFO

OWNER: FALLING WATER, LLC
27 GLEN RD, SANDY HOOK, CT
VOLUME 649 PAGE 675
PLAN NUMBER 5374
MBL 38-6-30

AREA

PARCEL A: 3.495 Acres

PARCEL B: 0.030 Acres

FEMA/INFORMATION

PER REVIEW OF FIRM MAP #09001C0167F, EFFECTIVE DATE: 6/18/2010, THIS PARCEL IS IN A FLOOD HAZARD AREA, THE DESIGNATION IS ZONE "AE".

ENCROACHMENT

- RETAINING WALL ENCROACHMENT
- ASPHALT DRIVE ENCROACHMENT
- PARKING ENCROACHMENT

PARKING

22 REGULAR SPACES
0 HANDICAP SPACES
22 TOTAL SPACES

ZONING

ZONING REPORT NOT PROVIDED BY CLIENT.

LEGAL

THOSE CERTAIN PIECES OR PARCELS OF LAND TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS LOCATED THEREON SITUATED IN THE TOWN OF NEWTOWN, COUNTY OF FAIRFIELD AND STATE OF CONNECTICUT AND MORE PARTICULARLY DESIGNATED AS PARCELS "A" AND "B" ON A MAP ENTITLED "MAP OF LAND OF SHOREWOOD FINE ART REPRODUCTIONS INC. SANDY HOOK SECTION NEWTOWN, CT. DATE 1/16/1984 SCALE 1"=50'", PREPARED BY STUART F. SOMERS, CIVIL ENGINEER AND LAND SURVEYOR, P.C., MAIN STREET, SOUTHBURY, CONNECTICUT, WHICH MAP HAS BEEN OR IS TO BE FILED ON THE LAND RECORDS IN THE OFFICE OF THE TOWN CLERK OF NEWTOWN, CONNECTICUT; SAID PREMISES ARE MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL "A":

COMMENCING AT A POINT LOCATED N 69° 17' 24" W 16.82 FEET FROM AN EXISTING IRON PIN LOCATED NEAR THE SOUTHEASTERLY CORNER OF THE WITHIN DESCRIBED PREMISES; THENCE N 69° 17' 24" W 58.99 FEET; THENCE N 67° 57' 03" W 23.78 FEET TO THE EDGE OF THE POOTATUCK RIVER AS LOCATED IN JUNE 1973; THENCE ALONG THE EDGE OF THE POOTATUCK RIVER IN A GENERAL NORTHEASTERLY DIRECTION 2,170.51 FEET; THENCE S 37° 11' 59" W 93.90 FEET; THENCE S 40° 47' 50" N 173.81 FEET; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 137.125' 100.755 FEET; THENCE S 01° 18' 07" E 72.24 FEET; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 99.875 192.184 FEET; THENCE S 51° 34' 55" W 137.19 FEET; THENCE ALONG THE ARC OF A CURVE HAVING THE RADIUS OF 612.125' 281.08 FEET; THENCE S 25° 16' 20" W 119.25 FEET; THENCE S 08° 13' 23" W 104.08 FEET; THENCE S 30° 19' 08" W 108.58 FEET; THENCE S 37° 46' 11" W 34.95 FEET; THENCE S 35° 22' 57" W 11.83 FEET; THENCE S 21° 39' 54" W 8.88 FEET, THENCE S 20° 56' 59" W 25.94 FEET; THENCE S 30° 19' 08" W 40.64 FEET; THENCE S 13° 19' 08" W 60.81 FEET; THENCE S 02° 10' 52" E 395.63 FEET; THENCE S 15° 49' 08" W 158.39 FEET TO THE POINT OR PLACE OF BEGINNING.

PARCEL "B":

COMMENCING AT A POINT LOCATED ON THE NORTHERLY HIGHWAY LINE OF OLD ROUTE 6, WHICH POINT MARKS THE INTERSECTION OF THE WITHIN DESCRIBED PREMISES IN THE SOUTHEASTERLY CORNER OF PREMISES NOW OR FORMERLY OF FRANKLIN SMITH; THENCE S 44° 19' 08" W 67.58 FEET; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 173.875' 57.92 FEET THENCE N 01° 18' 01" W 30.00 FEET; THENCE S 45° 40' 52" E 55.39 FEET TO THE POINT OR PLACE OF BEGINNING.

TOGETHER WITH A RIGHT TO DRAW WATER FOR POWER PURPOSES FROM THE POND IN THE POOTATUCK BROOK ON THE SOUTH OR UPSTREAM SIDE OF THE CONCRETE DAM LOCATED ACROSS THE SAID POOTATUCK BROOK ADJACENT TO AND SOUTHWESTERLY OF THE FACTORY BUILDINGS, AND THE RIGHT TO MAINTAIN, REPAIR, CLEAN OUT AND IMPROVE SAID POND AND SAID CONCRETE DAM, , ALL AA SET FORTH IN A CERTAIN QUIT CLAIM DEED TO BERBRIC REALTY CORPORATION FROM JOSEPH J. COHLEY, JR. DATED MARCH 14, 1972 AND RECORDED IN THE NEWTOWN LAND RECORDS IN VOLUME 230 AT PAGE 392.

ALTA CERTIFICATION

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WILLIAM J. NAGLE JR, L-70389
DATE OF MAP: 12/10/2019

Feb 13 2020
DATE

STATE OF CONNECTICUT
WILLIAM J. NAGLE JR.
No. 70389
LICENSED
LAND SURVEYOR

CURVE TABLE					
CURVE	CHORD BRG	CHORD	RADIUS	ARC	DELTA
C1	S19° 44' 52"W	98.50	137.12	100.76	42° 05' 57"
C2	S25° 08' 24"W	88.95	99.88	92.18	52° 53' 02"
C3	S38° 25' 34"W	278.62	612.12	281.08	26° 18' 36"
C4	N8° 14' 39"E	57.65	173.88	57.92	19° 05' 10"

ALTA NOTES

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11. OBSERVED EVIDENCE OF UTILITIES SHOWN ON SURVEY.
13. ADJOINER PLAT INFORMATION AND PUBLIC RIGHT OF WAY SHOWN ON SURVEY.
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17. NO CHANGES IN STREET RIGHT OF WAY LINES OBSERVED ON OR ADJACENT TO SITE.
18. NO WETLAND DELINEATION MARKERS WERE OBSERVED ON SITE.
19. ALL PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES PER TITLE COMMITMENT REFERENCED HEREIN SHOWN ON SURVEY.

-PROPERTY HAS DIRECT PHYSICAL ACCESS TO GLEN ROAD, A DEDICATED PUBLIC RIGHT OF WAY.

-NO APPARENT EVIDENCE OF BURIAL GROUNDS OBSERVED ON SITE.

*PER PLANS 5408 & 5374, THE SUBJECT PROPERTY MAY BE SUBJECT TO DRAINAGE EASEMENTS TO THE STATE OF CONNECTICUT FOR DRAINAGE STRUCTURES NOTED HEREON.

LEGEND OF SYMBOLS

- LIGHT POLE
- UTILITY POLE
- ELECTRIC APPARATUS
- SIGN
- GAS ASSEMBLY
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- YARD INLET
- CATCH BASIN
- DRAINAGE MANHOLE
- DUMPSTER
- MONITORING WELL
- SANITARY MANHOLE
- CLEANOUT
- TELEPHONE PED
- HANDICAPPED
- PARKING SPACE
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- OVERHEAD LINE
- ENCROACHMENT
- PLOTTED TITLE EXCEPTION

NOTE - ANY UNDERGROUND LINES SHOWN ARE BASED ON SURFACE EVIDENCE. THIS SURVEYOR CANNOT CERTIFY TO LOCATION OF NON-VISIBLE STRUCTURES. IF UNDERGROUND LOCATION IS CRITICAL THE LINE SHOULD BE EXPOSED AND AND MARKED. THIS SURVEYOR CANNOT ACCEPT LIABILITY FOR UNDERGROUND STRUCTURE LOCATION.

LEGEND OF NOMENCLATURE

- EXISTING BOUNDARY MONUMENT
- SET BOUNDARY MONUMENT
- MATHEMATICAL POINT
- CONCRETE MONUMENT
- R/W RIGHT OF WAY

UNLESS SIGNED, SEALED, AND DATED, THIS IS A PRELIMINARY PLAT AND NOT FOR RECORDING, SALES, OR CONVEYANCES.

JONATHAN MURPHY
Professional Land Surveying
10505 Leafwood Place (919) 280-8189
Raleigh NC 27613 FAX 995-9616
FIRM# L4382 E-MAIL : rsdsjm@murphygeomatics.com

FILE NAME: CT_Sandy Hook_27 Glen Rd (2019) ALTA.dwg

TITLE

Surveyors review of Stewart Title Guaranty Company Commitment No. CTF-72079-A, effective November 7, 2019 At 5:00 P.M.,

Schedule B - Section II

1.Agreement in favor of the State of Connecticut, State Highway Commission dated May 11, 1918 and recorded in Volume 82 at Page 653 of the Newtown Land Records.

-BLANKET IN NATURE.

2.Rights, reservations and easements as set forth in a deed dated February 8, 1944 and recorded in Volume 93 at Page 245 of the Newtown Land Records.

-BLANKET IN NATURE.

3.Drainage right of way in favor of the State of Connecticut dated June 6, 1944 and recorded in Volume 93 at Page 360 of the Newtown Land Records and a shown on Map No. 672 on file in the Office of the Newtown Town Clerk.

-SHOWN HEREON.

4.Rights in favor of the State of Connecticut as set forth in a deed dated September 6, 1946 and recorded in Volume 91 at Page 452 of the Newtown Land Records.

-GRANTS BLANKET RIGHTS FOR MAINTENANCE OF RETAINING WALL TO STATE OF CONN.

5.Rights of others in and to the Pootatuck River, as shown on Map No. 5408 and 5374 on file in the Office of the Newtown Town Clerk, and to such of the subject premises as may be situated below the mean high water line thereof, as now or formerly established.

-ALL MATTERS EXPRESSED HEREON.

6.Rights of others in and to the 12-foot A.C.C.M.P. Drain Traversing the premises as appear on Map No. 5408 and 5374 on file in the Office of the Newtown Town Clerk.

-SHOWN HEREON.

7.Privat parking areas encroaching onto Black Ridge Road as appear on Map No. 5408 and 5374 on file in the Office of the Newtown Town Clerk.

-GRAVEL AREAS HAVE BEEN PAVED SINCE PRODUCTION OF REFERENCED MAPS. ENCROACHMENT SHOWN HEREON.

8.Notes and facts as shown on Map No. 5408 on file in the Office of the Newtown Town Clerk.

-ALL MATTERS EXPRESSED HEREON.

9.Special Exception granted by the Town of Newtown dated November 3, 1983, recorded in Volume 318 at Page 391 of the Newtown Land Records.

-NOT A SURVEY MATTER.

SHEET 1 OF 1

ALTA/NSPS LAND TITLE SURVEY

27 GLEN ROAD

VILLAGE OF SANDY HOOK, FAIRFIELD COUNTY, CT

DECEMBER 2019, SCALE 1"=40'

BAR GRAPH 1 inch = 40 ft.
CT_SANDY HOOK_27 GLEN RD (2019) ALTA.DWG

FOR SALE // INVESTMENT OPPORTUNITY // NEWTOWN CT

Newtown, CT
SANDY HOOK
Church Hill Rd
Newtown
Main St
Yankee Expy
Berkshire Rd
84
34
6
Map data ©2022

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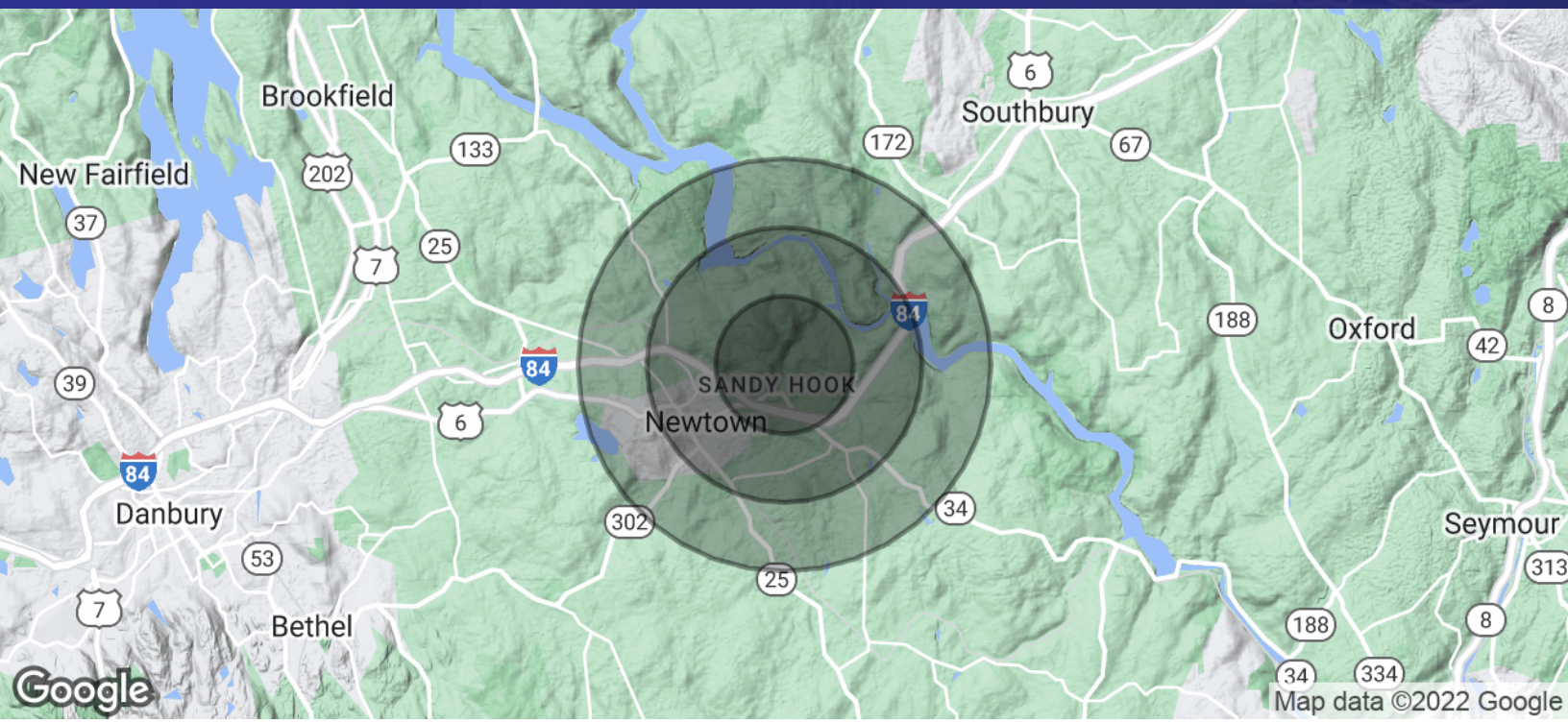
FOR SALE // INVESTMENT OPPORTUNITY // NEWTOWN CT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,833	6,670	13,730
Average Age	51.2	48.4	45.1
Average Age (Male)	47.0	45.9	43.0
Average Age (Female)	53.7	50.0	47.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	863	2,866	5,486
# of Persons per HH	2.1	2.3	2.5
Average HH Income	$120,219	$126,526	$134,978
Average House Value	$353,332	$366,340	$369,788

** Demographic data derived from 2020 ACS - US Census*

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