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. Buildings can be sold separately to investor or owner user. Financials to be provided upon request.

OFFERING SUMMARY	
Portfolio:	Call For Pricing
Lot Size:	16.75 Acres
Building Sizes Combined:	110,127 SF
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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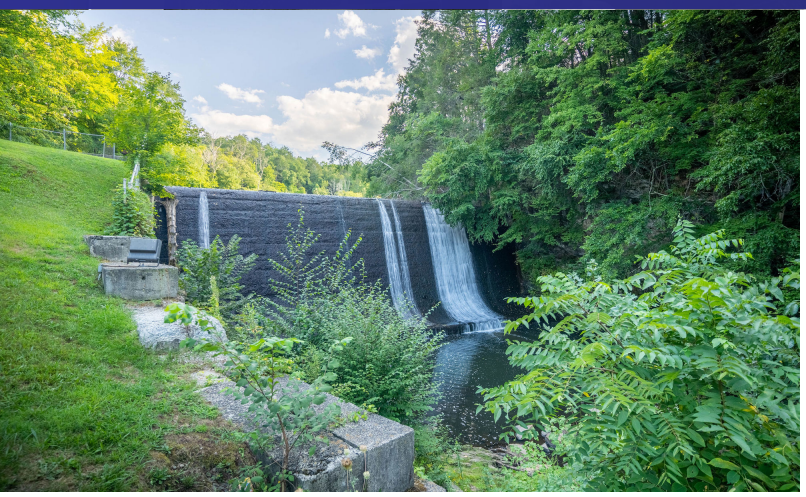


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PROPERTY HIGHLIGHTS

- 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 Rentable Sq Ft
- 27 Glen: 16,433 Rentable 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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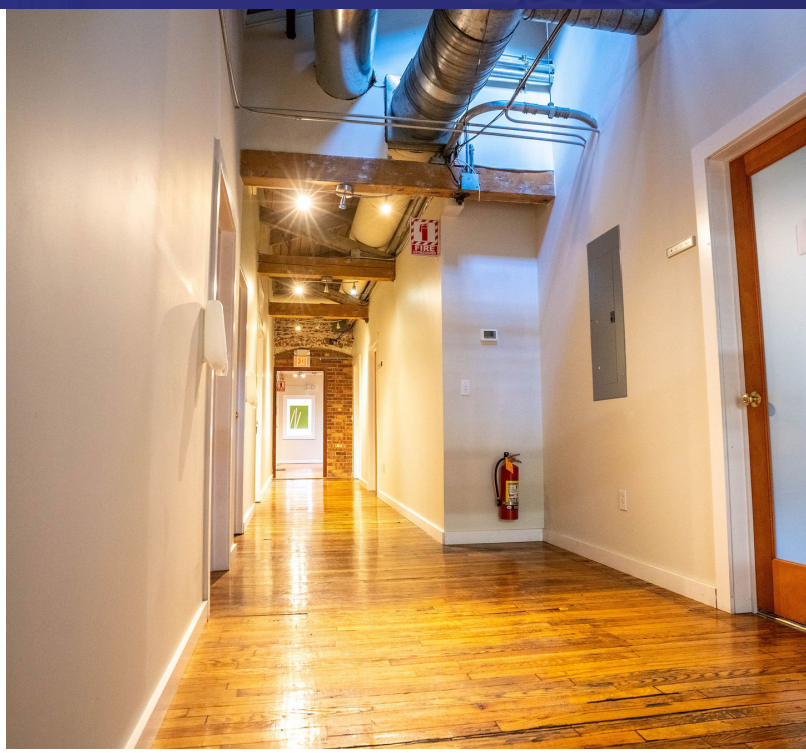
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ALTA CERTIFICATION

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

(i) Stewart Title Guaranty Company; (ii) 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 ENABLED 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

12.32+/- ACRES

FEMA/INFORMATION

PER REVIEW OF FIRM MAP 09001C0167E, 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.

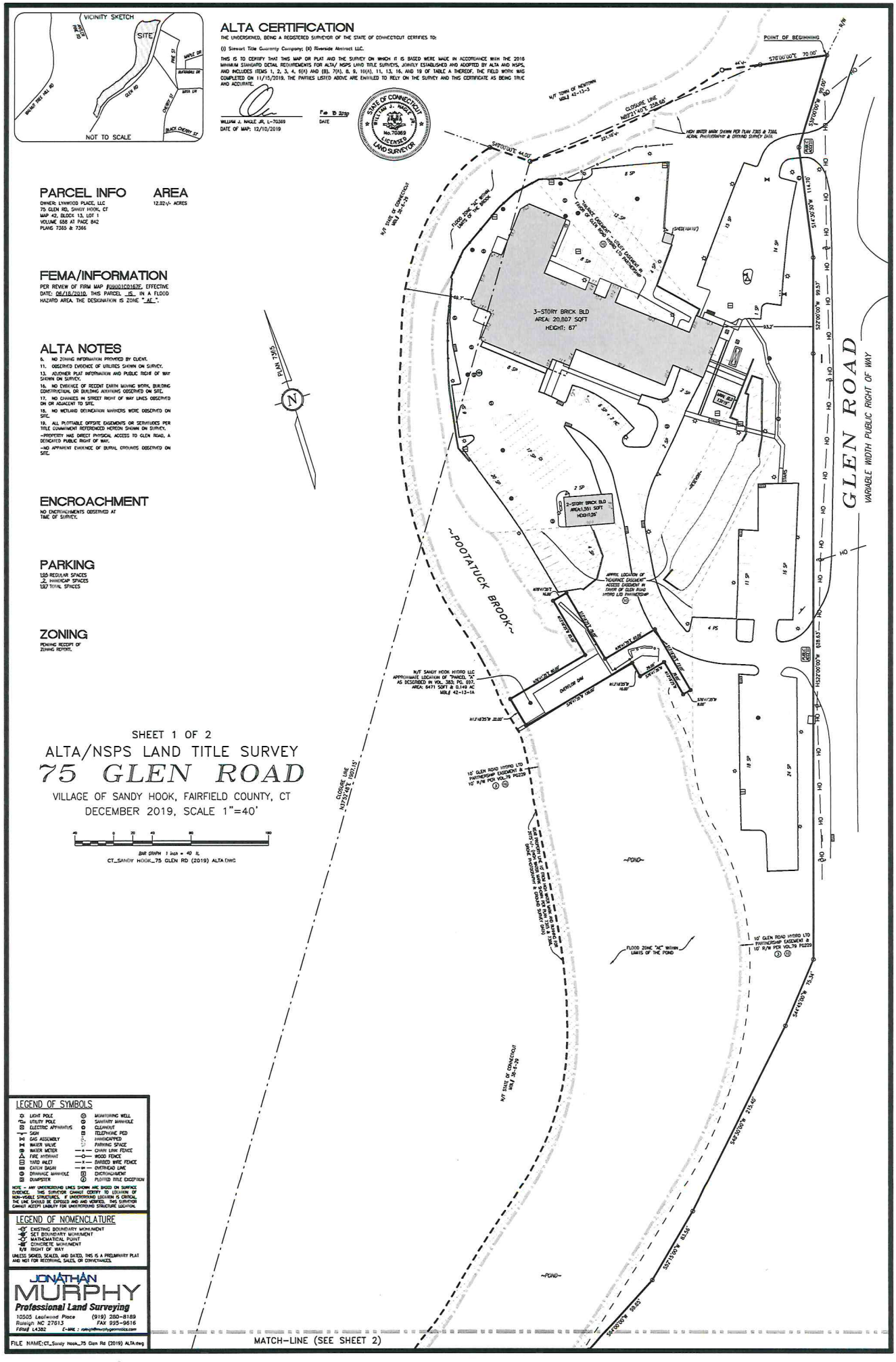
SHEET 1 OF 2

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



LEGEND OF SYMBOLS

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

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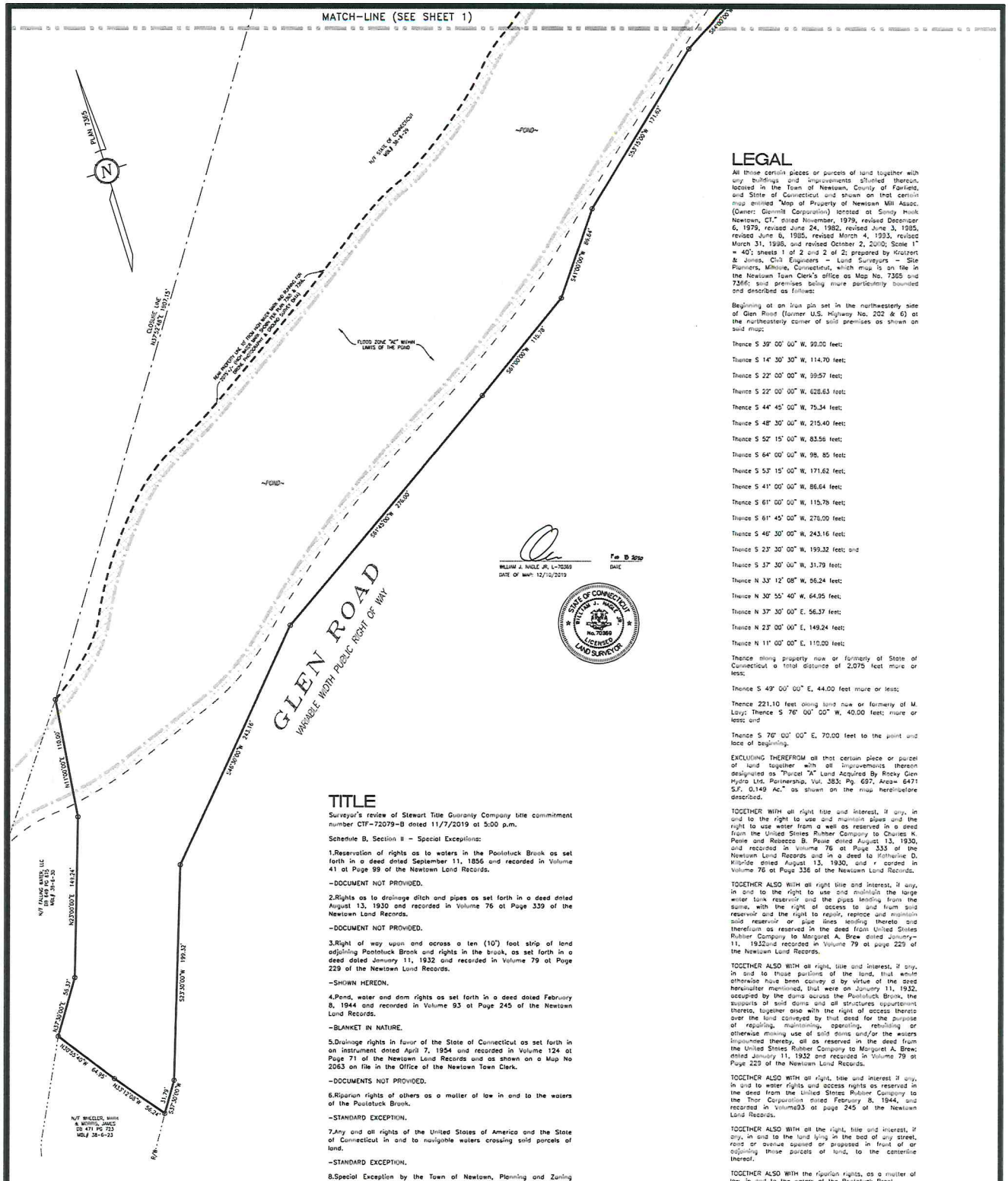
LEGEND OF NOMENCLATURE

- 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 CONVEYANCE.

JONATHAN MURPHY
Professional Land Surveying
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FIRM# L4382 E-MAIL : contact@murphysurveying.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
DATE

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, 2000; 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 49° 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. Lavy; 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. Milbride dated August 13, 1930, and recorded 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 conveyed 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		SANITARY MANHOLE	
UTILITY POLE		CLEANOUT	
ELECTRIC APPARATUS		TELEPHONE PED	
SIGN		HANDICAPPED PARKING SPACE	
GAS ASSEMBLY			
WATER VALVE			
WATER METER		CHAIN LINK FENCE	
FIRE HYDRANT		WOOD FENCE	
YARD INLET		BARBED WIRE FENCE	
CATCH BASIN		OVERHEAD LINE	
DRAINAGE MANHOLE		ENCROACHMENT	
DUMPSTER		PLOTTED TITLE EXCEPTION	

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LEGEND OF NOMENCLATURE

- EIP EXISTING BOUNDARY MONUMENT
- SIP SET BOUNDARY MONUMENT
- MP MATHEMATICAL POINT
- CM CONCRETE MONUMENT
- 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

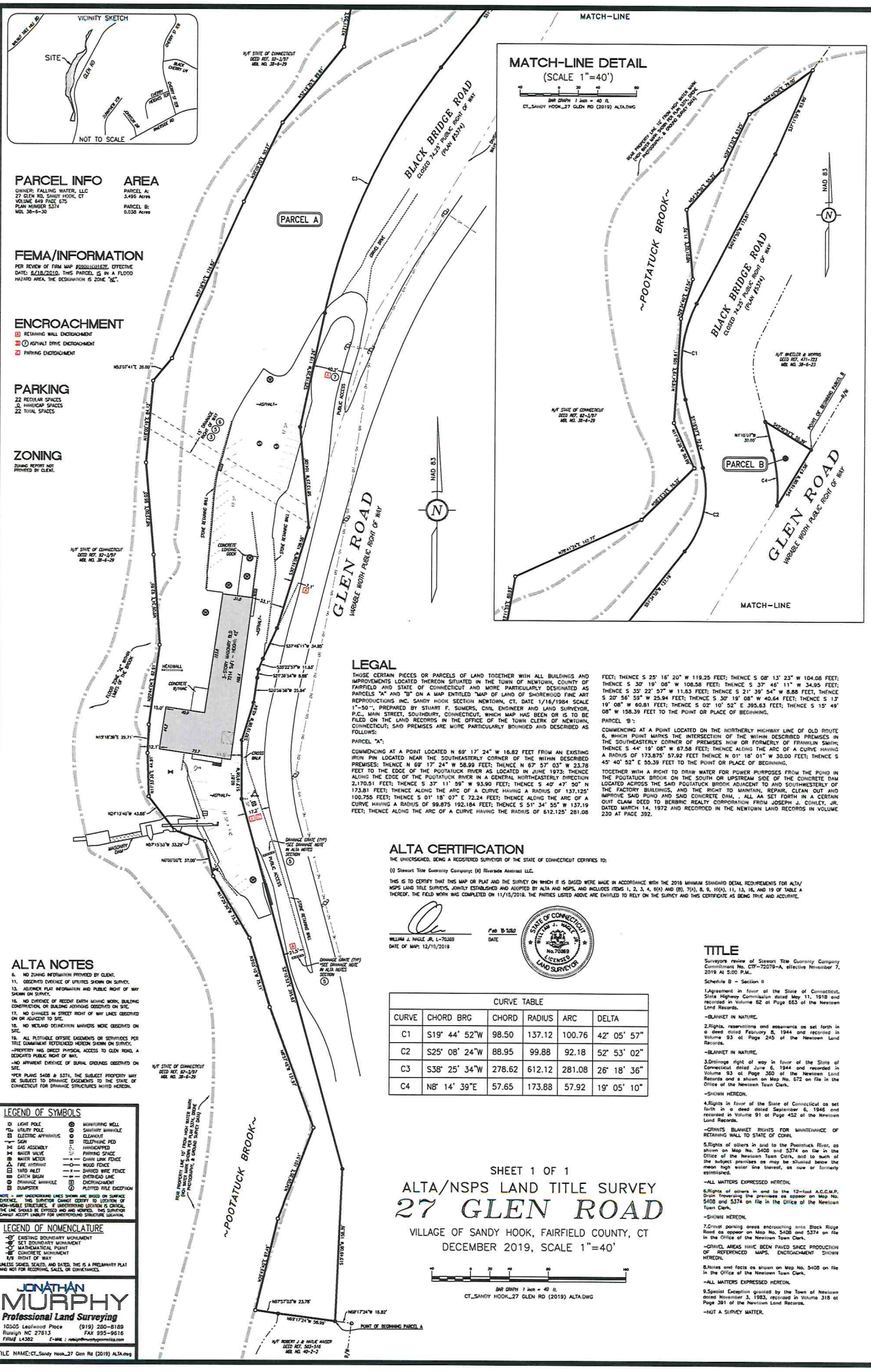
VILLAGE OF SANDY HOOK, FAIRFIELD COUNTY, CT

DECEMBER 2019, SCALE 1"=40'

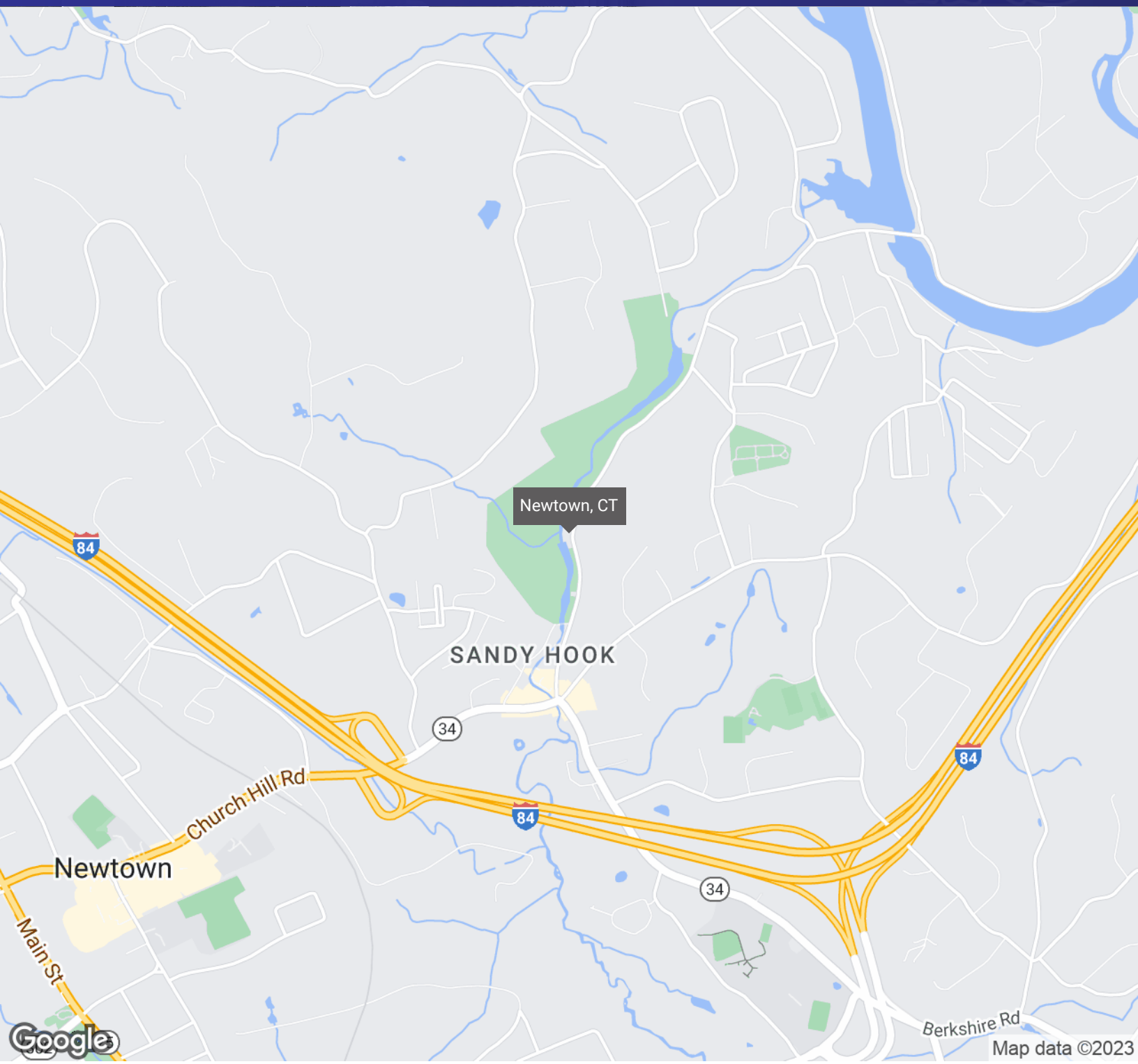
40 0 20 40 80 160

BAR GRAPH 1 inch = 40 ft.

CT_SANDY HOOK_75 GLEN RD (2019) ALTA.DWG


VICINITY SKETCH
SITE
GLEN RD
NOT TO SCALE
MATCH-LINE
MATCH-LINE DETAIL
(SCALE 1"=40')
BAR GRAPH 1 inch = 40 ft.
CT_SANDY HOOK_27 GLEN RD (2019) ALTA.DWG
PARCEL INFO
OWNER: FALLING WATER, LLC
27 GLEN RD, SANDY HOOK, CT
VOLUME 649 PAGE 679
PLAN NUMBER 5374
MBL 38-6-30
AREA
PARCEL A: 3.495 Acres
PARCEL B: 0.038 Acres
FEMA/INFORMATION
PER REVIEW OF FIRM MAP 09001C0116F, EFFECTIVE DATE: 6/18/2010, THIS PARCEL IS IN A FLOOD HAZARD AREA, THE DESIGNATION IS ZONE "A".
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.
PARCEL A
PARCEL B
BLACK BRIDGE ROAD
CLOSED 74.25' PUBLIC RIGHT OF WAY
(PLAN #5374)
GLEN ROAD
VARIABLE WIDTH PUBLIC RIGHT OF WAY
~POOTATUCK BROOK~
NAD 83
N
N/F STATE OF CONNECTICUT
DEED REF. 52-1/97
MBL NO. 38-6-29
N/F BREGER & MORRIS
DEED REF. 471-123
MBL NO. 38-6-33
POINT OF BEGINNING PARCEL B
POINT OF BEGINNING PARCEL A
N/F ROBERT J. & MARIE MAGER
DEED REF. 583-316
MBL NO. 40-2-2
FOR PROPERTY LINE 15' FROM HIGH WATER MARK OF THE POOTATUCK BROOK, AS SHOWN ON MAP NO. 5408, A GRAND SURVEY DATED
CONCRETE DAM
STONE MASONRY WALL
CHAIN LINK FENCE
WOOD FENCE
ASPHALT
CONCRETE
HEADWALL
CROSS WALK
DRAINAGE GRATE (TYP) SEE DRAINAGE NOTE IN ALTA NOTES SECTION
A&C ACCESS
15' DRAINAGE R.O.W.
20' DRAINAGE R.O.W.
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" W 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 108.56 FEET; THENCE S 37° 46' 11" W 34.95 FEET; THENCE S 35° 22' 57" W 11.63 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 AS SET FORTH IN A CERTAIN QUIT CLAIM DEED TO BERBRIC REALTY CORPORATION FROM JOSEPH J. CONLEY, JR. DATED MARCH 14, 1972 AND RECORDED IN THE NEWTOWN LAND RECORDS IN VOLUME 230 AT PAGE 392.
ALTA CERTIFICATION
THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF CONNECTICUT CERTIFIES TO:
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WILLIAM J. NAGLE JR, L-70389
DATE OF MAP: 12/10/2019
Feb 5 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
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.
*PER PLANS 5408 & 5374, THE SUBJECT PROPERTY MAY BE SUBJECT TO DRAINAGE EASEMENTS TO THE STATE OF CONNECTICUT FOR DRAINAGE STRUCTURES NOTED HEREON.
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 62 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.Gravel 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.
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 MONITORED. THIS SURVEYOR CANNOT ACCEPT LIABILITY FOR UNDISCLOSED 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# L4302 E-MAIL : raleigh@murphysurveying.com
FILE NAME: CT_Sandy Hook_27 Glen Rd (2019) ALTA.dwg
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





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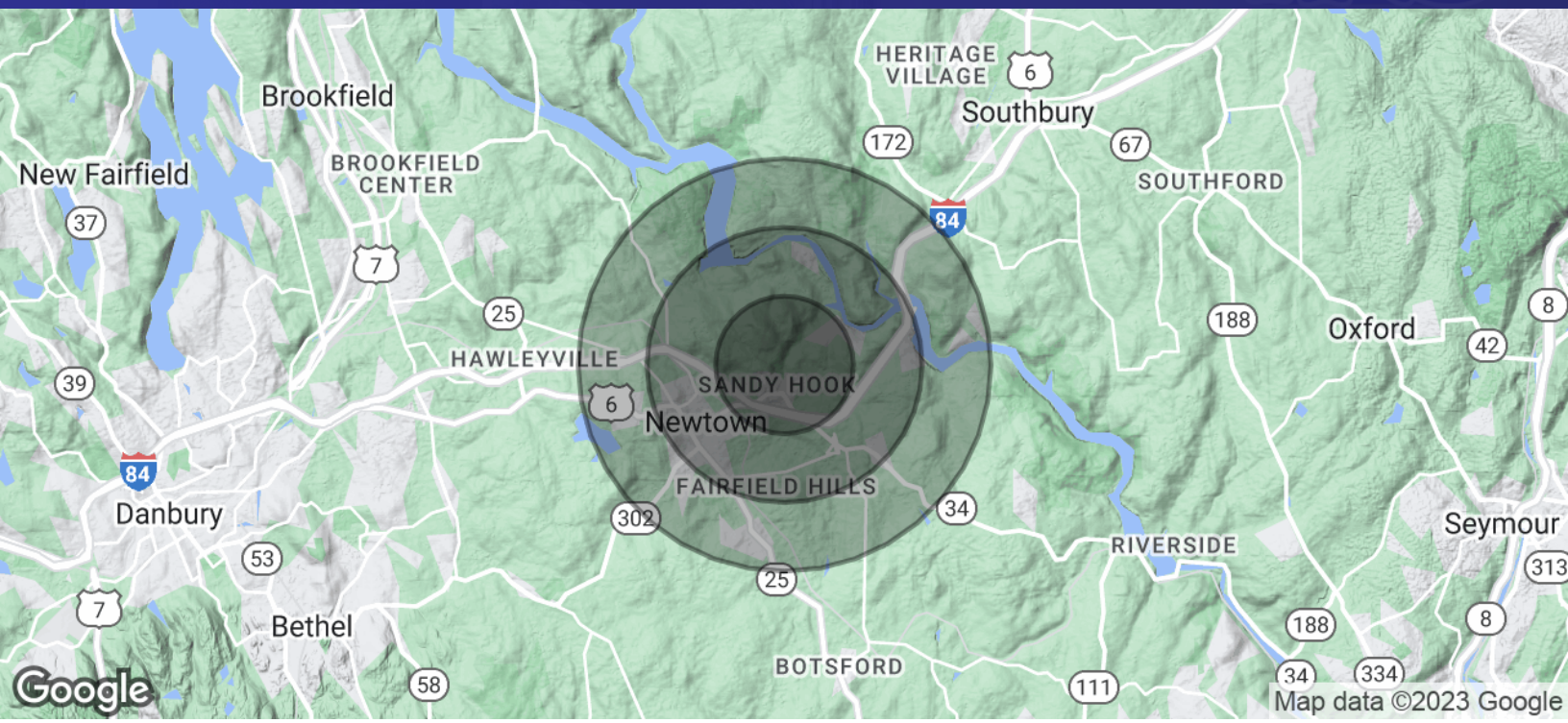


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,833	6,670	13,730
Average Age	51.2	48.4	45.1
Average Age (Male)	47.0	45.9	43.0
Average Age (Female)	53.7	50.0	47.3

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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