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**C & W Development
45 Beaver Brook Road
Danbury, Connecticut 06811**

William S. Coffey
45 Beaver Brook
Danbury, CT 06811
(203) 948-6114

February 24, 2014

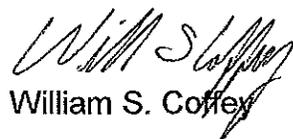
Mr. Joseph M. Cavo
President- City Council
City of Danbury
155 Deer Hill Ave.
Danbury, CT 06811

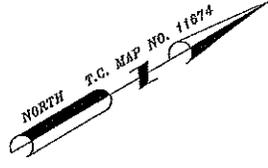
Dear Mr. Cavo,

I am the President of C & W Development, and owner of property located at 42-46 Beaver Brook Road in Danbury. I recently constructed a commercial building located on the said property and in connection with the Approval, the Planning Commission of the City of Danbury has required a sidewalk easement and an easement for the possibility of road widening in the future. Please accept said easements. I have enclosed two copies of the map depicting the said easements.

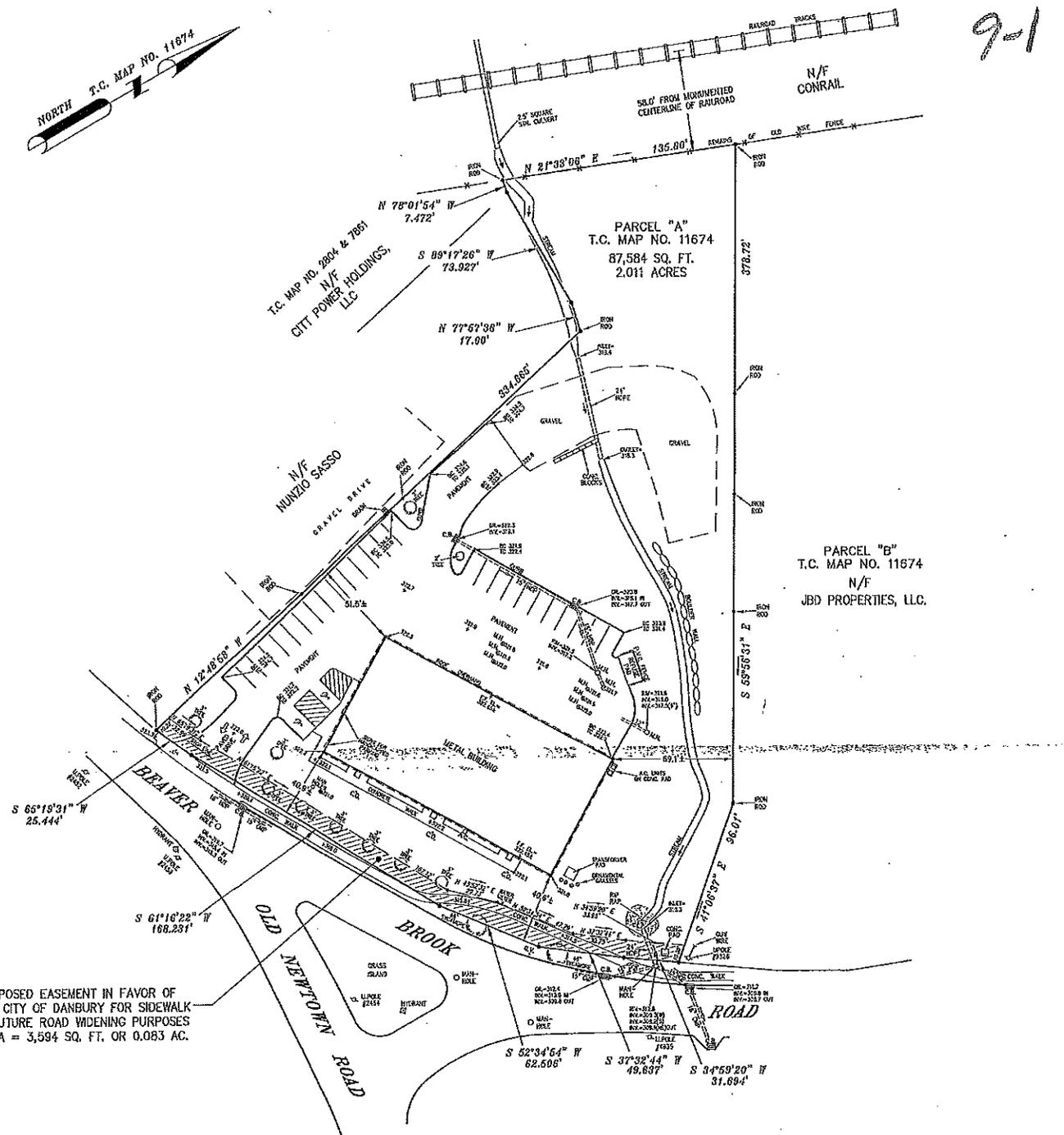
I appreciate your consideration.

Thank you,


William S. Coffey



9-1



PROPOSED EASEMENT IN FAVOR OF THE CITY OF DANBURY FOR SIDEWALK & FUTURE ROAD WIDENING PURPOSES AREA = 3,584 SQ. FT. OR 0.083 AC.

PROPERTY SURVEY
PREPARED FOR

C & W DEVELOPMENT, LLC

46 BEAVER BROOK ROAD
CITY OF DANBURY FAIRFIELD COUNTY, CT.

SEPT. 14, 2013 SCALE: 1" = 40'
REVISED NOV. 13, 2013 TO SHOW PROPOSED EASEMENT

- NOTES:
- 1) PROPERTY IS LOCATED IN 10-80 ZONING DISTRICT.
 - 2) REFERENCE MADE TO TOWN CLERK MAP NO. 11674 AND VOL. 1692 PG. 281, VOL. 2068 PG. 166 OF THE DANBURY LAND RECORDS.
 - 3) THIS MAP REPRESENTS A DEPENDENT RESURVEY OF PARCEL "A" AS DEPICTED ON T.C. MAP NO. 11674.
 - 4) PROPERTY IS SUBJECT TO RIGHTS, NOTES, EASEMENTS AND CONDITIONS AS LISTED IN VOL. 1692 PG. 281.
 - 5) REFERENCE MADE TO A CERTAIN MAP PREPARED FOR NUNZIO SASSO, BY THIS OFFICE, DATED JULY 25, 2011.
 - 6) BUILDING COVERAGE EQUALS 12.5% ±.
 - 7) BUILDING HEIGHT EQUALS 25' ±.
 - 8) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON. CONTACT "CALL BEFORE YOU DIG" (800-322-4455) PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

THIS SURVEY MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" EFFECTIVE 06-21-96 AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

IT IS A PROPERTY SURVEY BASED ON A RESURVEY OF EXISTING MAPS.
THIS SURVEY MEETS CLASS A-2 STANDARDS.
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PREPARED BY THE OFFICE OF
PAH, INC. ~ LAND SURVEYORS
35 DANBURY ROAD - NEW MILFORD, CT.

Paul A. H.
CT. REG. NO. 15167

