

RAYMOND L. REDNISS, PLS

Principal Surveyor

With Redniss & Mead Since 1962



Professional Land Surveyor
CT License # 10046
NY License # 49429



Ray Redniss manages and oversees the quality control of all survey projects. His specific responsibilities include preparation of detailed legal descriptions and air rights; conveyance mapping; research and opinions on tidal and riparian rights; reconstruction of boundary lines both through record descriptions and the evidence of possession; and, representing the firm and the profession as an expert witness on survey, boundary, and land use. In his six decades of experience, Mr. Redniss has been involved in the surveying and planning of much of the major development of downtown Stamford, and oversaw the survey coordination and processing for the Harbor Point Development. Mr. Redniss has also been involved with numerous development projects throughout the Fairfield and Westchester County areas.

EXPERTISE

Mr. Redniss's experience includes mapping and processing for local, state and Federal agency permits including Planning & Zoning, Conservation Commission and the Department of Energy and Environmental Protection.

- Boundary & Topographic Surveys
- ALTA/NSPS Land Title Surveys
- Title & Conveyance Mapping
- FEMA Elevation Certificates
- Expert Witness/Testimony
- Property Acquisition Maps & Descriptions

PROFESSIONAL AFFILIATIONS

CALS, LSPP, NYSAPLS, NSPS, NELTA, ACSM

VOLUNTEER EFFORTS

Member/Editor, CT Survey and Map Standards Advisory Committee, Sierra Club, Soundwaters, Stamford Land Conservation Trust, Stamford Harbor Management Commission, Connecticut Harbor Management Association

AWARDS/CITATIONS

Surveyor of the Year, CALS; Chester G. Rice Award, Stamford Yacht Club; Roger H. Shope Award, YRALIS

EDUCATION

- Mitchell College, University of Connecticut



EMAIL ray.redniss@rednissmead.com

PROJECTS



RESIDENTIAL/MIXED USE

- Harbor Point (S)
- Summer House (S)
- Merritt on the River (N)
- Yale and Towne (S)
- Metro Green (S)
- Yale & Towne
- Hundreds of Surveys for Single Family Residential Homes



COMMUNITY

- Long Ridge School (S)
- Charter Oak Communities (S)
- Veterans Memorial Park
- Waterstone Stamford
- Greenwich Hospital



CLUBS & RECREATION

- American Yacht Club
- Stamford Yacht Club
- Pound Ridge Golf Club



COMMERCIAL/OFFICE

- Gateway/Charter Communications (S)
- Shippan Landing (S)
- Residence Inn (S)
- Safavieh (N)
- High Ridge Park
- Merritt 7
- Stamford Transportation Center

(S) Stamford, (G) Greenwich, (W) Westport

REDNISS
& MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street
Stamford, CT 06905
203.327.0500
www.rednissmead.com

