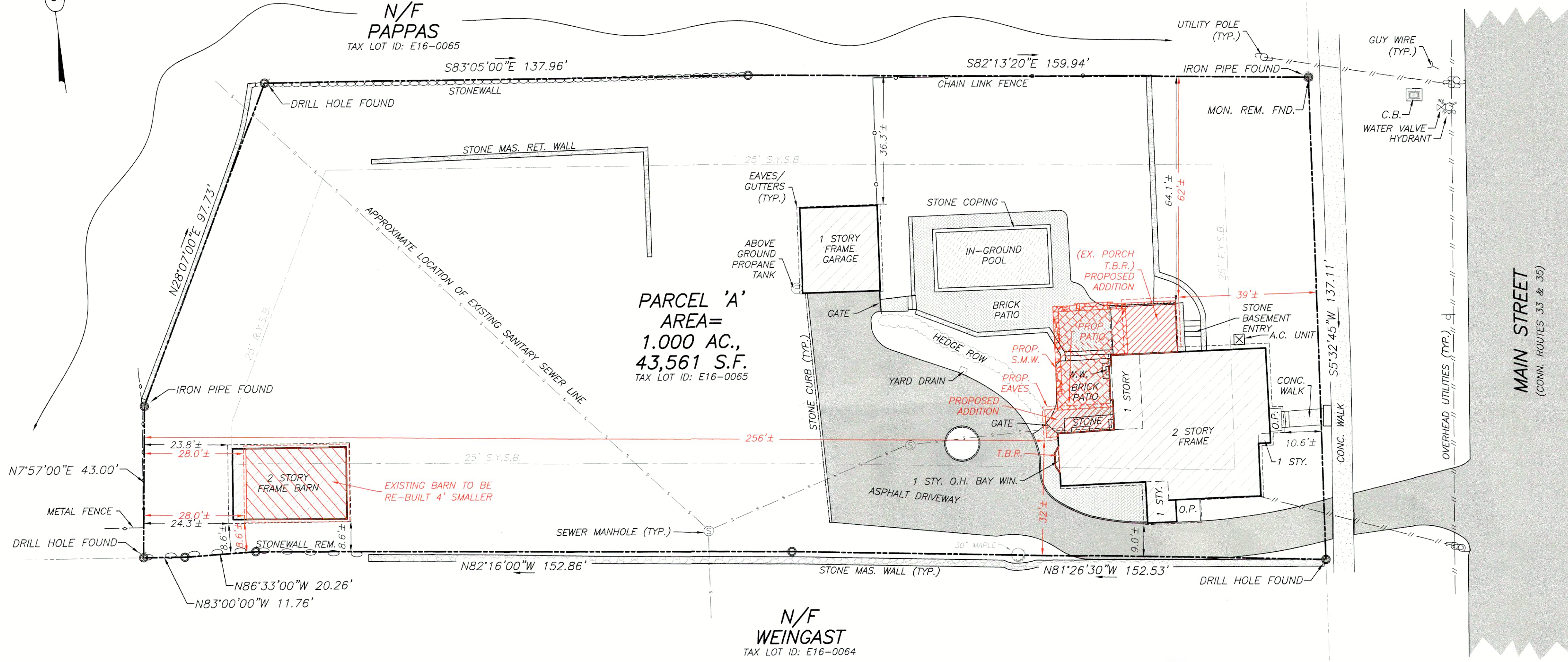
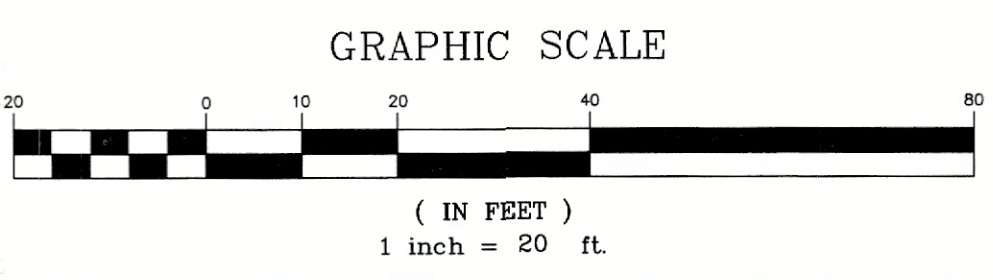


PARCEL 1
T.C. MAP 7961
N/F
PAPPAS
TAX LOT ID: E16-0065



ZONING TABLE - RA				
	AREA (S.F.)	LOT COVERAGE (S.F.)	IMPERVIOUS SURFACE (S.F.)	FAR (S.F.)
REQUIREMENT	43560	3440	4792	5850
EXISTING	43561	3573	10274	3807
PROPOSED	43561	3571	10213	4141



CERTIFICATION

THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", AS ADOPTED ON SEPTEMBER 26, 1996, AS FOLLOWS:

- THIS MAP WAS PREPARED AS A BOUNDARY/PROPERTY SURVEY.
- BOUNDARY DETERMINATION IS IN ACCORDANCE WITH THE STANDARDS FOR A DEPENDANT RESURVEY. (REFER TO T.C. MAP NO. 5946 ON FILE WITH THE RIDGEFIELD LAND RECORDS).
- THIS MAP MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR HORIZONTAL ACCURACY FOR CLASS A-2 SURVEYS.

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



PROPERTY SURVEY

PREPARED FOR
COLLEEN & EARL FLATH

BEING
PARCEL 'A'
(T.C. MAP No. 5946)
ALSO KNOWN AS
149 MAIN STREET
SITUATE IN THE
TOWN OF RIDGEFIELD
SCALE: 1" = 20'
FAIRFIELD CO., CT.
JUNE 15, 2022

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REVISIONS / ADDITIONS

DATE	DESCRIPTION	BY
11/14/23	ADD PROPOSED	EF

MAP NOTES

- THIS SURVEY WAS ORIGINALLY CONDUCTED ON THE GROUND ON JUNE 15, 2022.
- PROPERTY LOCATED IN RA ZONING DISTRICT.
- PROPERTY SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD.
- NO CERTIFICATION IS MADE TO THE LOCATION OF UNDERGROUND FEATURES AND/OR STRUCTURES; UNDERGROUND FEATURES, IF ANY, ARE NOT SHOWN HEREON.
- REFERENCES MADE TO TOWN CLERK MAP NO. 4880, 5946, 7961, AS WELL AS BOOK 1138 PAGE 355.
- PROPERTY IS KNOWN AS THE "MATTHEW SEAMORE HOUSE", C. 1760, PROPRIETORS LOT 20, WITHIN THE RIDGEFIELD HISTORICAL SOCIETY.
- ONLY COPIES OF THE ORIGINAL OF THIS SURVEY, BEARING THE ORIGINAL IMPRESSION OF THE SURVEYOR'S EMBOSSED SEAL ATOP THE COMPANY LOGO, SHALL BE CONSIDERED TO BE VALID, TRUE, COPIES.

CHECKED BY: EF
DRAWN BY: EF
FIELD PARTY: EF

JOB NO. E16-0065 (FLATH 2022)