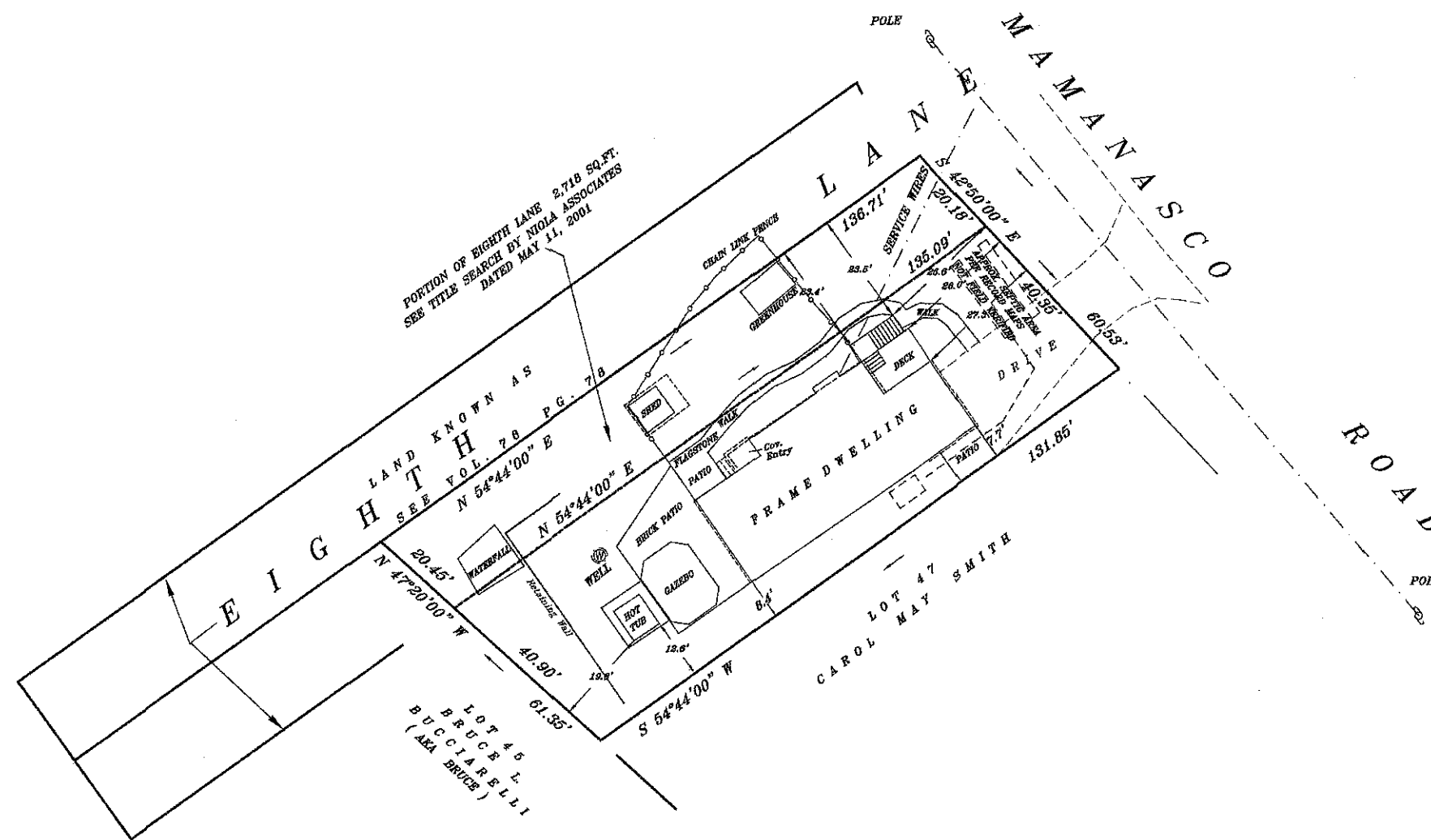


ASSESSORS MAP C10 LOT 142  
117 MAMANASCO RD



PER FILED MAP # 2031

**R - A ZONING REQUIREMENTS**  
FRONT, SIDE, AND REAR YARD SETBACK - 25'  
ALLOWABLE BUILDING COVERAGE - 1,281 SQ. FT.  
EXISTING BUILDING COVERAGE - 1350 SQ. FT. +/-  
IMPERVIOUS COVERAGE THRESHOLD - 2,863 SQ. FT.  
EXISTING IMPERVIOUS COVERAGE - 2,925 SQ. FT. +/-  
ALLOWABLE F.A.R. - 3,088 SQ. FT.  
EXISTING F.A.R. - 1,260 SQ. FT. +/-

SEE VARIANCE GRANTED BY THE ZONING BOARD OF APPEALS  
APPEAL NO. 01-017 DATED APRIL 18, 2001

USE OF THIS SURVEY BY SUBSEQUENT OWNERS  
VOIDS SEAL AND CERTIFICATION HEREON.

SUBJECT TO ELECTRIC AND/OR TELEPHONE COMPANY  
EASEMENTS, IF ANY, FOR OVERHEAD AND/OR  
UNDERGROUND SERVICE.

SUBSTRUCTURES AND/OR THEIR ENCROACHMENTS BELOW GRADE,  
IF ANY, NOT SHOWN.

THE PURPOSE OF THIS MAP IS TO SHOW THE BUILDINGS  
AND BUILDING COVERAGE ONLY.

NO OTHER INTERIOR LOCATION DONE AT THIS TIME.

THIS MAP IS NOT TO BE USED FOR CONVEYANCE PURPOSES.

ALTERATIONS OF THIS MAP OTHER THAN BY A LICENSED  
LAND SURVEYOR IS ILLEGAL.

REFERENCE HEREBY MADE TO MAP # 2031 & 2025  
ON FILE IN THE RIDGEFIELD TOWN CLERKS OFFICE.

M A P  
Prepared for  
**TEISUTE JUCAITE**  
Ridgefield, Connecticut  
R - AA Residence Zone  
Area = 8,056 SQ. FT.  
INCLUDING PORTION OF EIGHTH LANE

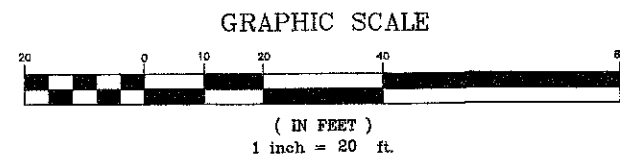
ALL DECLARATIONS ARE VALID FOR THIS MAP AND COPIES THEREOF  
ONLY IF THEY BEAR THE EMBOSSED SEAL OF THE SURVEYOR WHOSE  
SIGNATURE APPEARS HEREON.

THE TYPE OF SURVEY PERFORMED IS A BUILDING LOCATION SURVEY  
AND IS INTENDED TO DEPICT COMPLIANCE OR NONCOMPLIANCE  
WITH ZONING REGULATIONS WITH RESPECT TO BUILDING LOCATION.

BOUNDARY DETERMINATION IS BASED ON A DEPENDENT RESURVEY.

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS  
20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT  
STATE AGENCIES AND THE STANDARDS FOR SURVEYS AND MAPS  
IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT  
ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1988.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY  
CORRECT AS NOTED HEREON, AND CONFORMS TO THE HORIZONTAL  
ACCURACY OF A CLASS "A-E" SURVEY.



**R K W**  
**LAND SURVEYING**

Survey date **SEPTEMBER 20, 2023**

New Canaan, Connecticut  
Tel. 203 - 968 - 5501  
Fax 203 - 968 - 3603



FRANCIS J. WALSH JR. CT. L.S. # 70054