

LOT COVERAGE:
2,373± S.F.
INCLUDES: RESIDENCE & GARAGE ONLY
5.5± % OF LOT AREA

FLOOR AREA:
TOTAL SQ. FT. = 4,064±
*FLOOR AREA MEASUREMENTS TAKEN FROM EXTERIOR WALLS OF RESIDENCE & GARAGE. NO ATTIC MEASUREMENTS HAVE BEEN INCLUDED.
9.3± % OF LOT AREA

AREA:
43,560± S.F.
1.000± ACRES

NOTES:

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. 9/28/96. IT IS A ZONING LOCATION SURVEY BASED ON A RESURVEY CONFORMING TO CLASS A-2 ACCURACY AND IS INTENDED TO BE USED FOR BUILDING PERMIT APPLICATION PROCESS.

PROPERTY IS DEPICTED AS LOT D13/45 IN THE ASSESSORS OFFICE. PROPERTY IS LOCATED IN "RA4" ZONE.

ZONE AND SETBACKS ARE SUBJECT TO THE DETERMINATION OF THE ZONING ENFORCEMENT OFFICER.

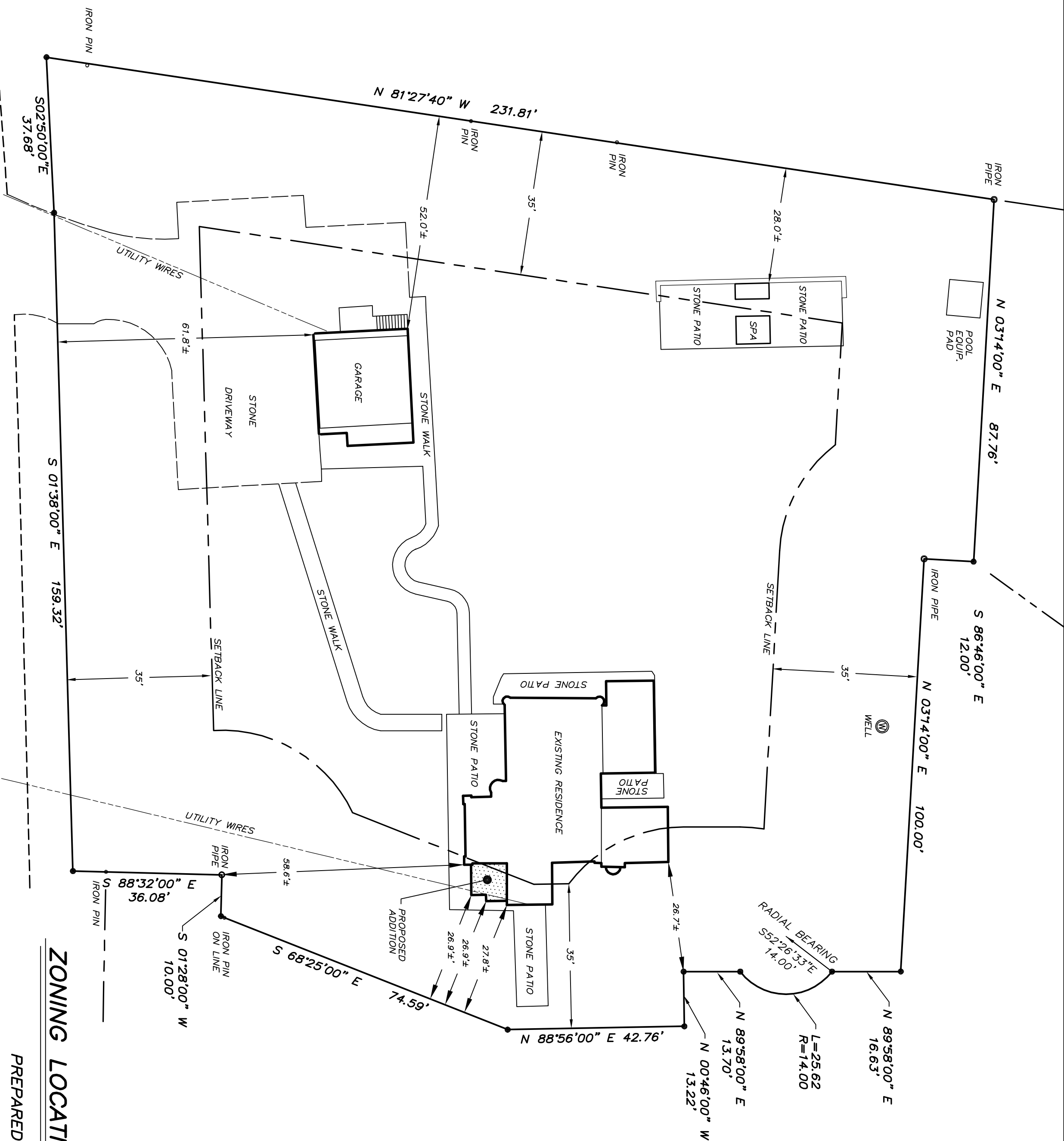
REFER TO MAP Nos. 5136 ON FILE IN THE TOWN CLERKS OFFICE. ALSO REFER TO "TOPOGRAPHIC SURVEY OF PROPERTY PREPARED FOR PETER A. KEULS, PIN PACK ROAD, RIDGEFIELD, CT MAY 27, 2011, PREPARED BY GRAVIG G. FOWLER III"

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT DEPICTED OR NOTED.

DISTANCES DEPICTED +/- FROM BUILDINGS TO PROPERTY LINES ARE SCALED ONLY AND ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN THAT WHICH WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARERS DECLARATION NULL AND VOID.

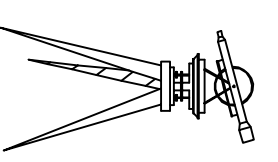
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE LICENSED SURVEYORS LIVE SIGNATURE AND EMBOSSED SEAL, RENDERS ANY DECLARATION NOTED HEREON NULL AND VOID.



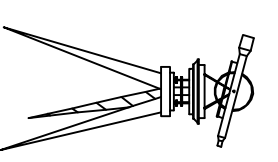
PIN PACK ROAD

ZONING LOCATION SURVEY
PREPARED FOR
PETER KEULS
17 PIN PACK ROAD
RIDGEFIELD, CONNECTICUT

BRAUTIGAM LAND SURVEYORS, P.C.



90 South Main Street
Newtown, Connecticut 06470
Telephone (203) 270-7810
Facsimile (203) 270-8392
E-mail: Surveyor@BrautigamLand.com



TO MY KNOWLEDGE AND BELIEF, THIS SURVEY AND MAP ARE SUBSTANTIALLY CORRECT AS NOTED HEREON.

PAUL A. BRAUTIGAM CT. LIC. No. 15166

THE SURVEY DEPICTED HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE AND EMBOSSED SEAL.

JOB No. 7120011-01	SCALE: 1" = 20'	DRAWN BY: JAB
FIELD NOTES: 258-18	DATE: 9-9-20	CHECKED BY: PAB

