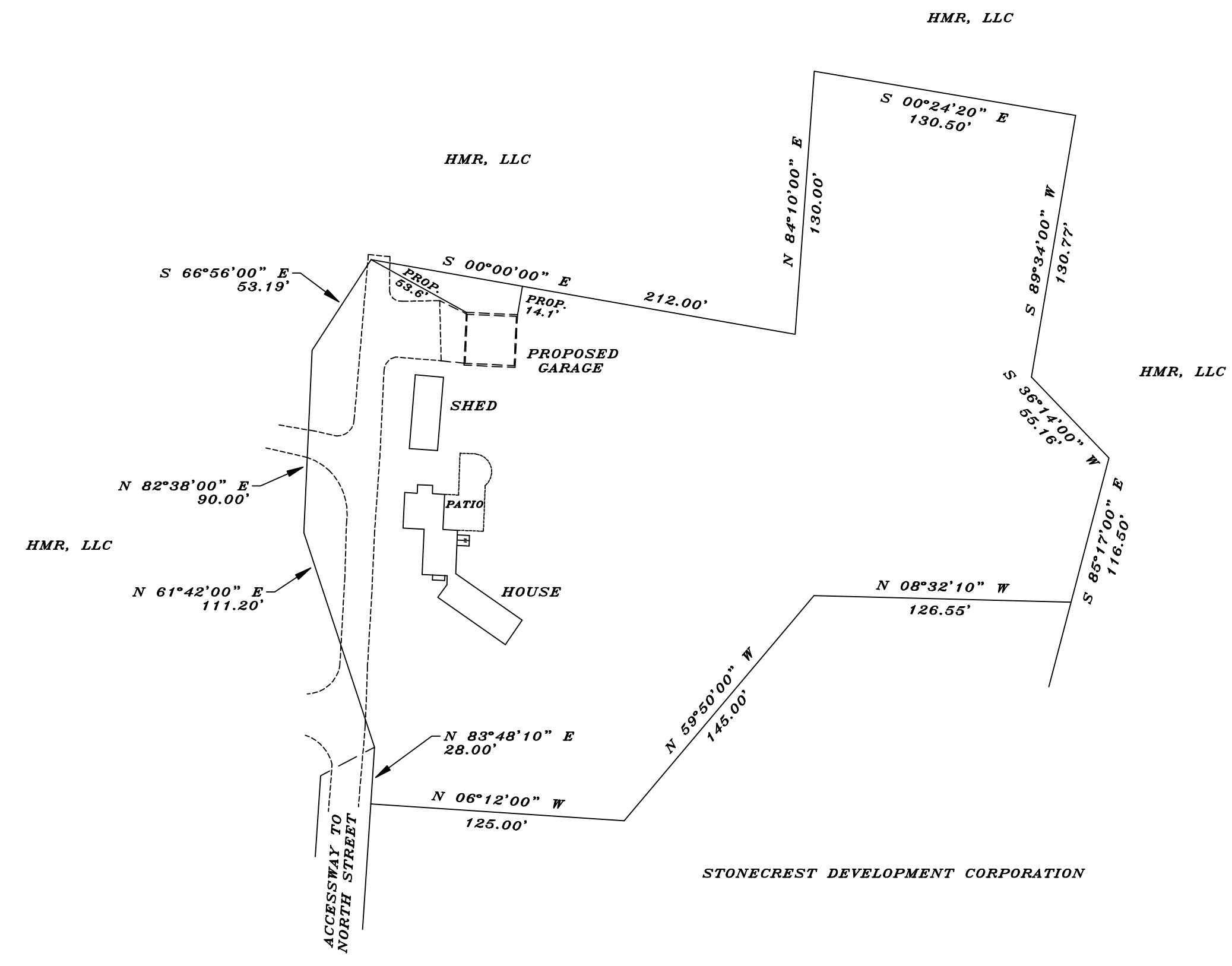
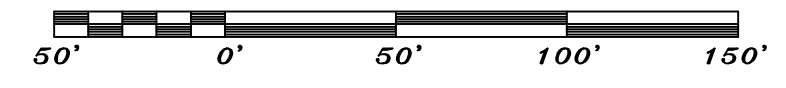


DISCLAIMER -
 IT IS THE RESPONSIBILITY OF THE CLIENT, CONTRACTOR, OR SUBCONTRACTOR TO IDENTIFY THE LOCATION OF ALL UTILITIES, BOTH UNDERGROUND AND ABOVEGROUND PRIOR TO EXCAVATION. THIS SURVEY DOES NOT SHOW, NOR IS IT INTENDED TO SHOW, UTILITIES THAT SERVE OR CROSS THIS PARCEL OR ADJACENT LAND.
 ERIC J. KRISTOFFERSEN, L.S., ASSUMES NO LIABILITY FOR DAMAGE OF UTILITIES BY ANY PARTY UTILIZING THIS MAP FOR ANY PURPOSE.

NOTES
 THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 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, 1996. IT IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL CLASS A-2 STANDARDS.
 ZONE - R-AA
 REFER TO MAP NUMBER 7702A RIDGEFIELD LAND RECORDS
 EASEMENTS, ENCROACHMENTS OR UNDERGROUND UTILITIES, IF ANY, MAY NOT BE SHOWN ONLY THOSE STRUCTURES SUBJECT TO ZONING REGULATIONS MAY BE SHOWN
 THIS SURVEY MAP IS FOR ZONING PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE, INCLUDING CONVEYANCE OF THE SURVEYED PARCEL.



IMPROVEMENT LOCATION SURVEY
 MAP PREPARED FOR
258 NORTH STREET, LLC
 258 NORTH STREET
 RIDGEFIELD CONNECTICUT
 SCALE-1"=50' FEB. 16, 2022
 AREA = 2.000 ACRES
 SCALE



DISCLAIMER -
 IN ORDER TO ENSURE SETBACK COMPLIANCE OF THE PROPOSED ADDITION, THE CLIENT IS ADVISED TO HAVE THE BUILDING SETBACK LINE STAKED PRIOR TO CONSTRUCTION. ERIC J. KRISTOFFERSEN, L.S., ASSUMES NO LIABILITY FOR SETBACK COMPLIANCE UNLESS CONTRACTED TO STAKE SAID LINE.

PARCEL 2 AREA = 2.0002 ACRES
 (87,130 S.F.)
 EXISTING LOT COVERAGE = 1,892 S.F./2.17%
 EXISTING FLOOR AREA = 1,845 S.F.
 PROPOSED LOT COVERAGE = 2,478 S.F./2.84%
 PROPOSED FLOOR AREA = 2,431 S.F.
 EXISTING IMPERVIOUS AREA = 6,476 S.F.
 PROPOSED ADDITIONAL IMPERVIOUS AREA = 928 S.F.
 PROPOSED TOTAL IMPERVIOUS AREA = 7,404 S.F.

KRISTOFFERSEN LAND SURVEYING, LLC

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

MAP CERTIFIED BY
 ERIC J. KRISTOFFERSEN, L.S., LICENSE NO. 15770
 40 MADELINE DRIVE, RIDGEFIELD, CT., 06877
 PHONE 203-438-3201

FILE NO. 575
 NOT VALID WITHOUT
 EMBOSSED SEAL