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

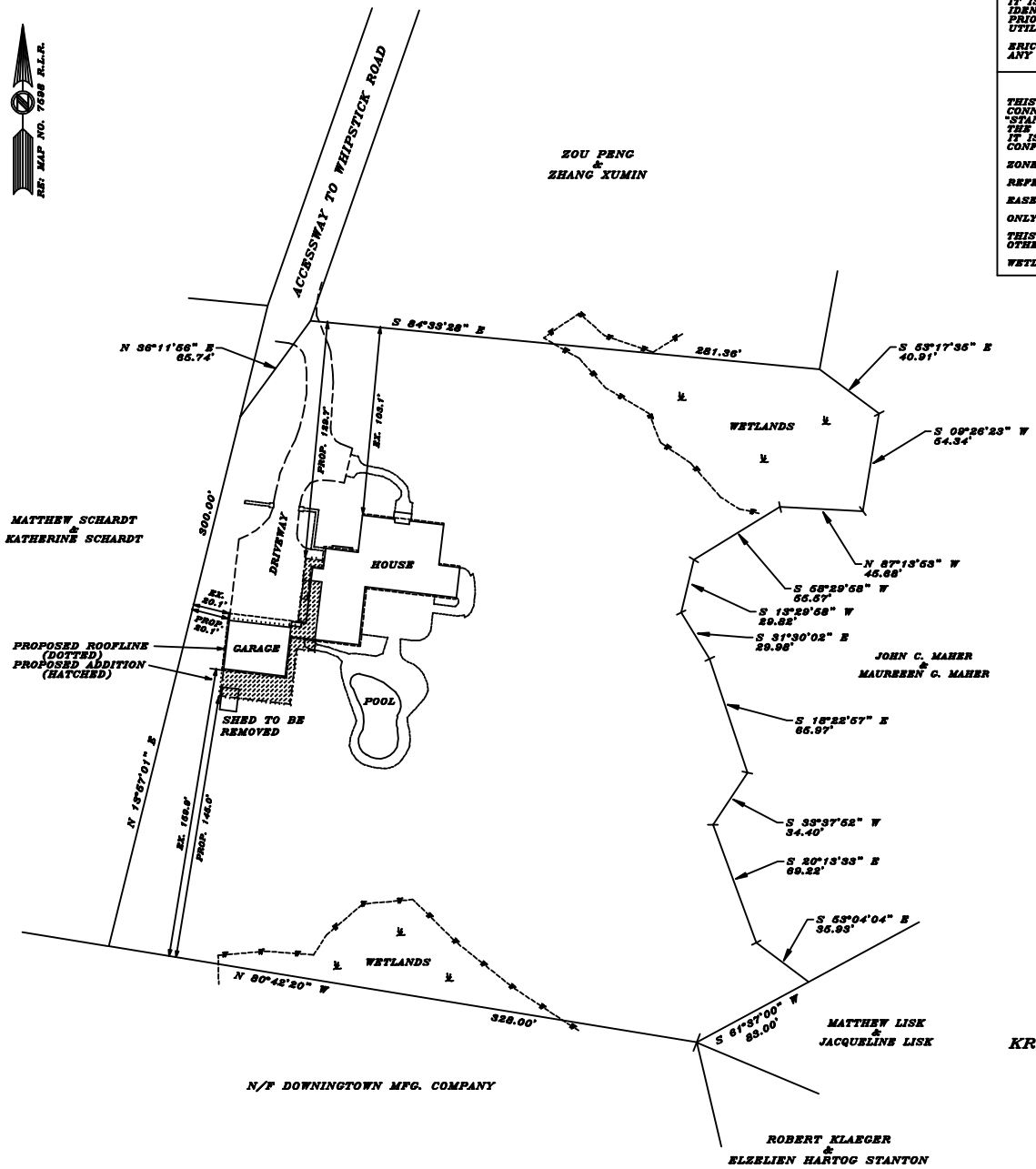
REFER TO MAP NUMBER 8686 R.L.R.

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.

WETLAND SOILS WERE DELINEATED BY MARY JAEHNIG, SOILS SCIENTIST



IMPROVEMENT LOCATION SURVEY
MAP PREPARED FOR
CHRISTOFFER NOVIK
AND
NADIA PEDERSEN

76 WHIPSTICK ROAD
RIDGEFIELD CONNECTICUT
SCALE–1"=40' OCT. 15, 2020
AREA = 2.6447 ACRES

SCALE

40' 0' 40' 80' 120'

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. 362

NOT VALID WITHOUT EMBOSSED SEAL