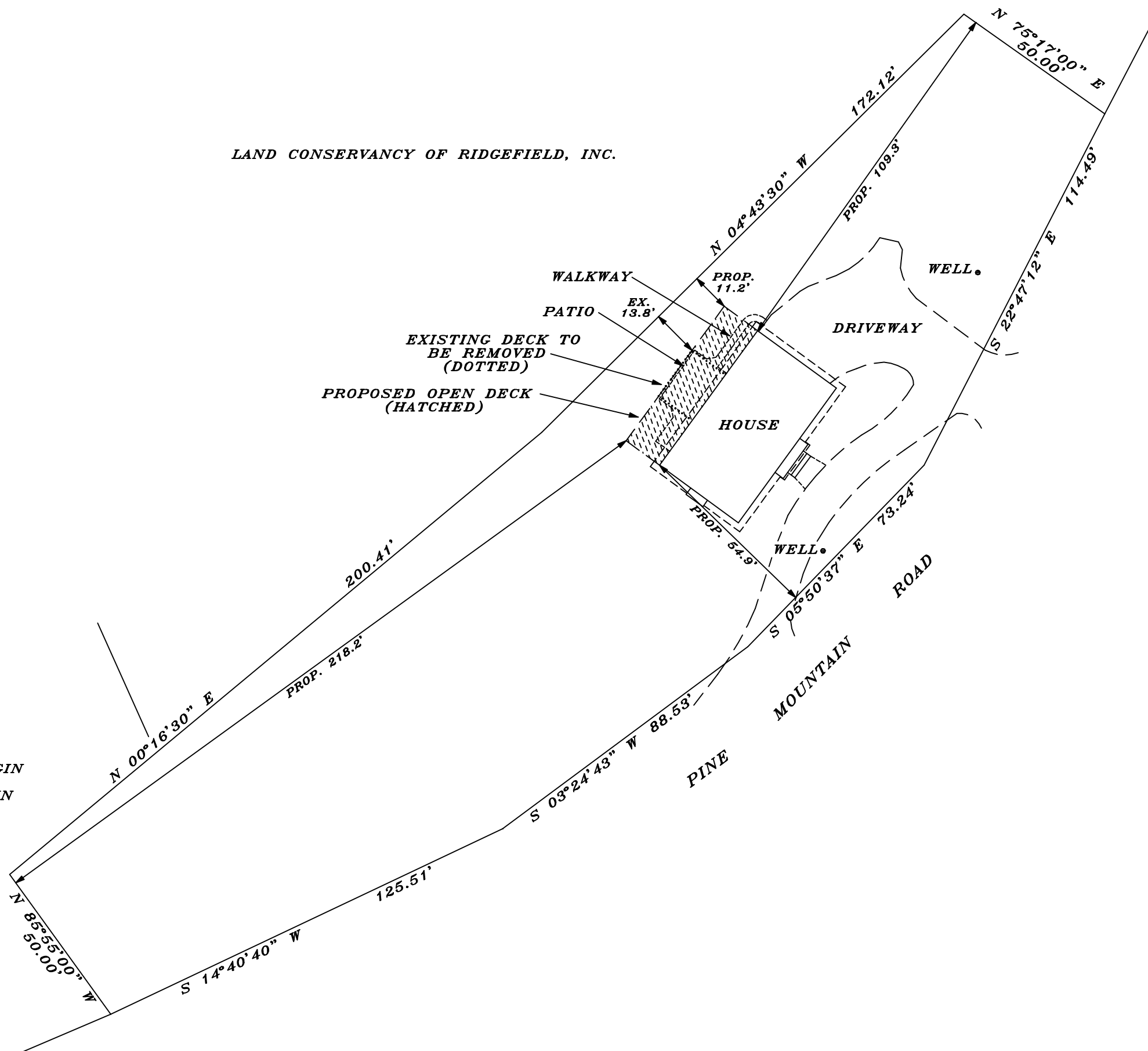


LAND CONSERVANCY OF RIDGEFIELD, INC.

ALEXEY KOSYGIN
AND
ANNA KOSYGIN



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 A ZONING LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL CLASS A-2 STANDARDS.

ZONE – R-AAA

REFER TO MAPS NUMBERED 4782, 4978 AND 6151 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.

**ZONING LOCATION SURVEY MAP
PREPARED FOR**

PETER F. SEIDENBERG

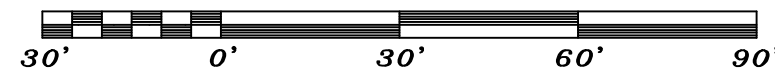
86 PINE MOUNTAIN ROAD

RIDGEFIELD CONNECTICUT

SCALE-1"=30' APRIL 13, 2025

AREA = 0.6491 ACRES

SCALE



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. 698

NOT VALID WITHOUT
EMBOSSSED SEAL

LOT AREA = 0.6491 ACRE
(28,276 S.F.)
EXISTING AND PROPOSED LOT COVERAGE = 1,432 S.F.
EXISTING AND PROPOSED FLOOR AREA = 2,441 S.F.
EXISTING AND PROPOSED IMPERVIOUS COVERAGE = 4,213 S.F.