



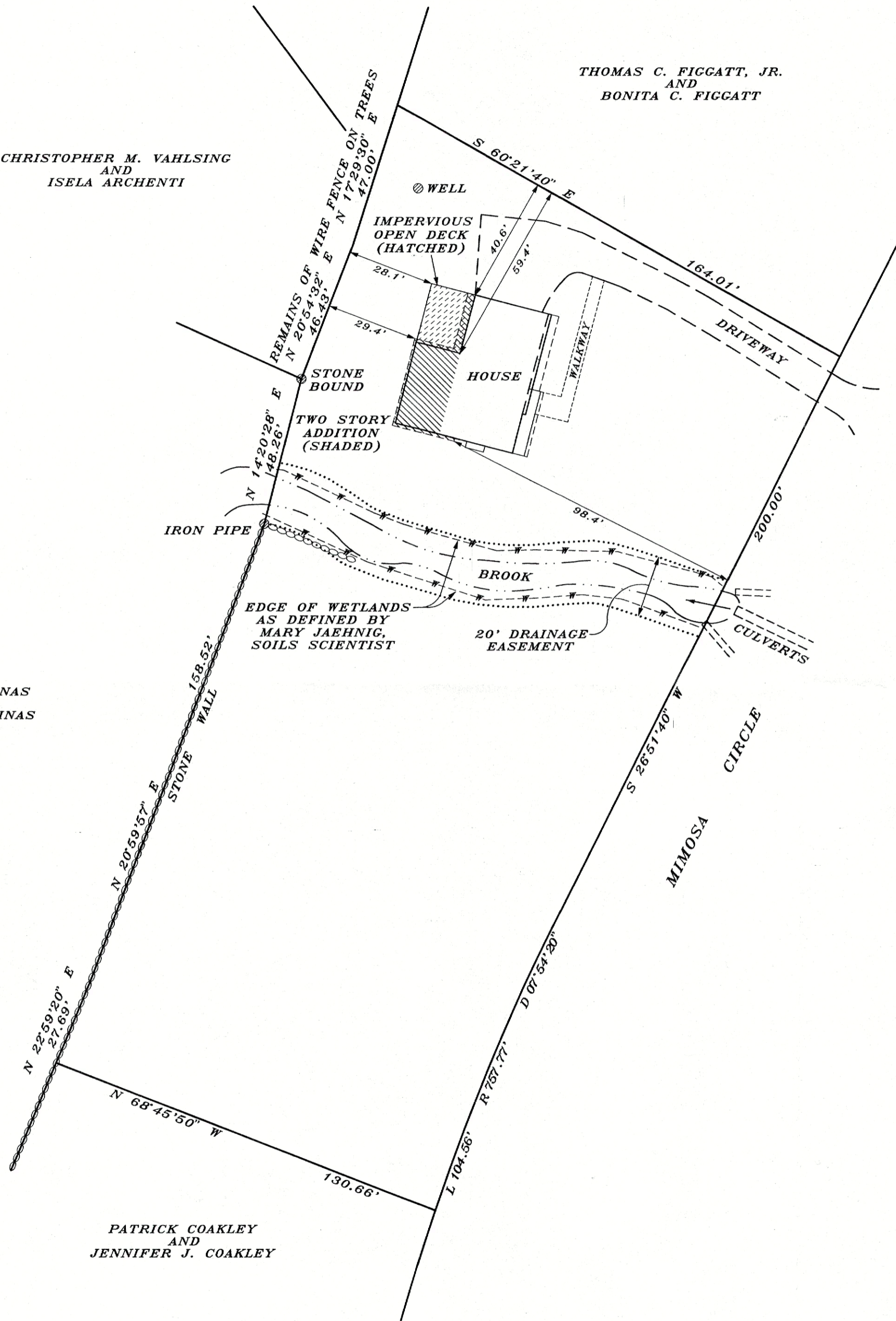
JONATHAN PARADISO  
AND  
ELLEN PARADISO

THOMAS C. FIGGATT, JR.  
AND  
BONITA C. FIGGATT

CHRISTOPHER M. VAHLSING  
AND  
ISELA ARCHENTI

STAVROS SITINAS  
AND  
JENNIFER SITINAS

PATRICK COAKLEY  
AND  
JENNIFER J. COAKLEY



**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

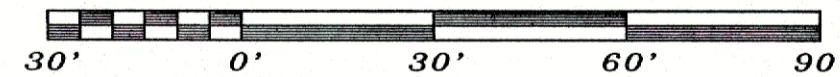
REFER TO MAPS NUMBERED 384, 3503, 6443 AND 8053 RIDGEFIELD LAND RECORDS EASEMENTS, ENCROACHMENTS OR UNDERGROUND UTILITIES, IF ANY, MAY NOT BE SHOWN ONLY THOSE STRUCTURES SUBJECT TO ZONING REGULATIONS MAY BE SHOWN

THIS SURVEY MAP IS FOR ZONING PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE, INCLUDING CONVEYANCE OF THE SURVEYED PARCEL.

LOT 4 - 1.0244 ACRES  
(44,621 S.F.)  
LOT COVERAGE = 1,658 S.F.  
ALLOWABLE LOT COVERAGE = 3,493 S.F.  
FLOOR AREA = 3,085 S.F.  
ALLOWABLE FLOOR AREA = 5,914 S.F.  
IMPERVIOUS COVERAGE = 3,923 S.F.  
IMPERVIOUS COVERAGE THRESHOLD = 4,692 S.F.  
TOTAL BUILDING WING HEIGHT = 35'  
AVERAGE BUILDING WING HEIGHT = 33'

ZONING LOCATION SURVEY  
MAP PREPARED FOR  
**238 MIMOSA CIRCLE, LLC**

238 MIMOSA CIRCLE  
RIDGEFIELD CONNECTICUT  
SCALE - 1" = 30' MARCH 20, 2025  
AREA = 1.0244 ACRES  
SCALE



REVISED MARCH 10, 2026 TO SHOW ADDITION AND DECK AS-BUILT

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. 314

NOT VALID WITHOUT  
EMBOSSED SEAL