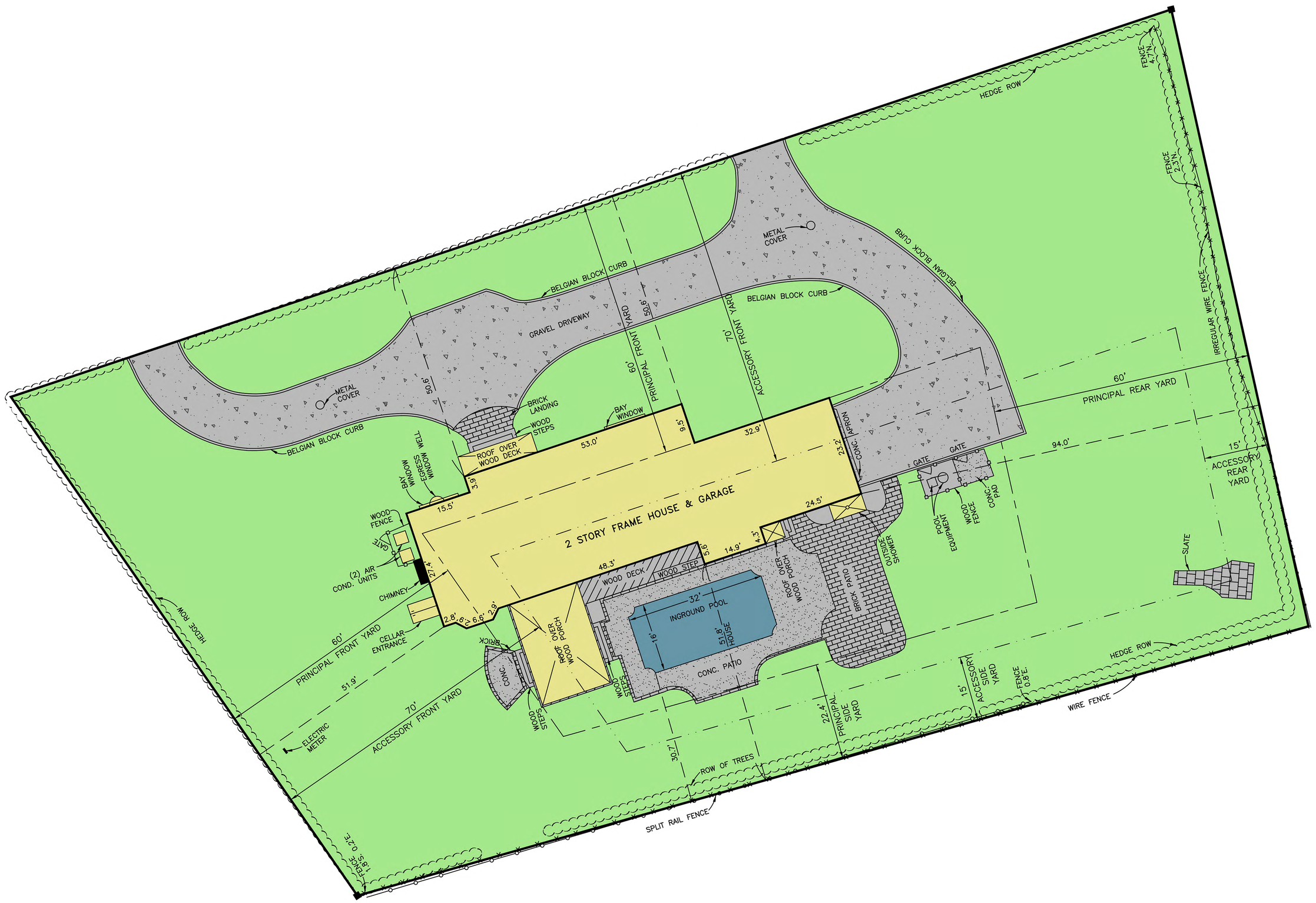
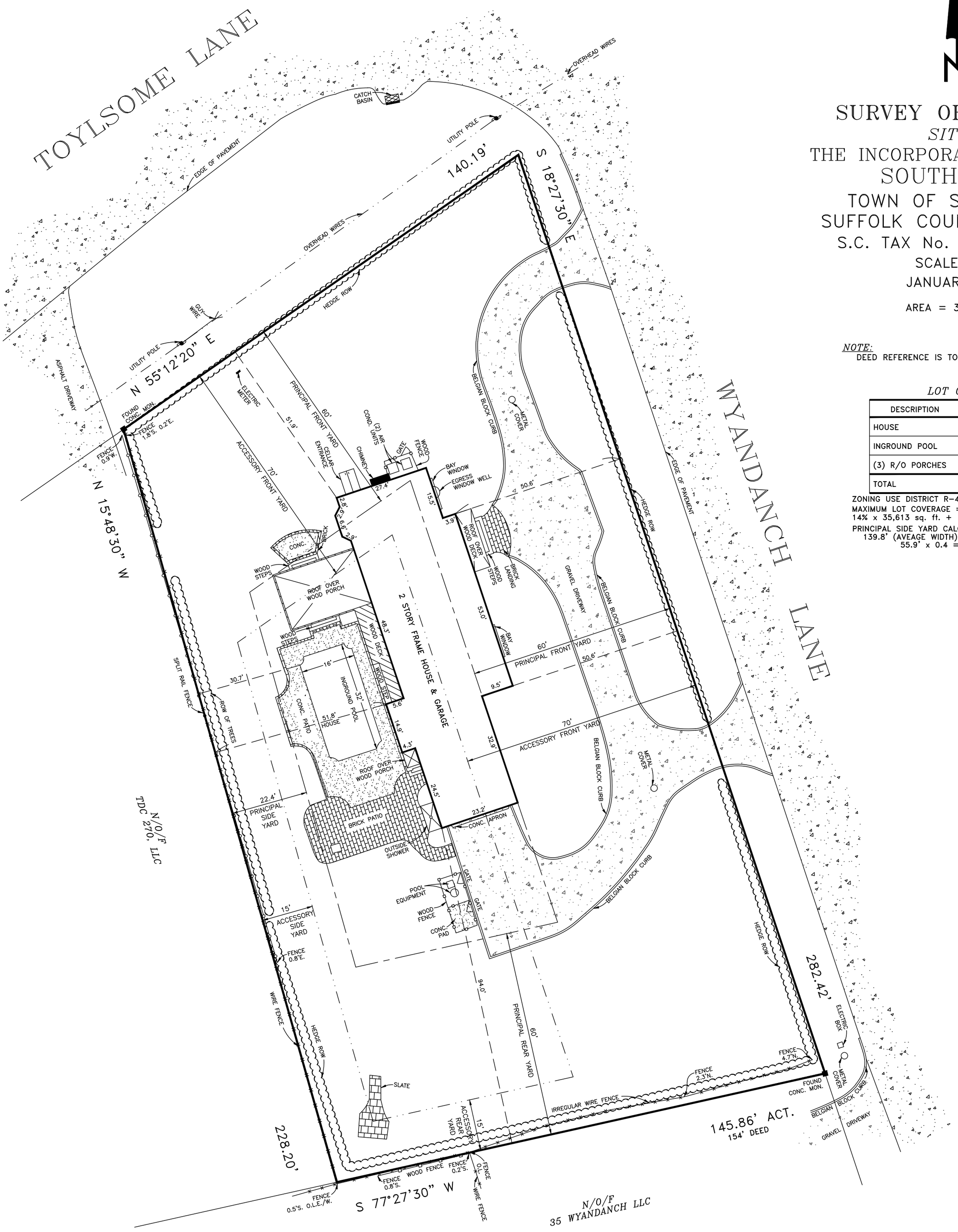

N
HEDGE ROW
FENCE 4.7'N.
FENCE 2.3'N.
BELGIAN BLOCK CURB
METAL COVER
BELGIAN BLOCK CURB
BELGIAN BLOCK CURB
GRAVEL DRIVEWAY
PRINCIPAL FRONT YARD 50.6'
60'
ACCESSORY FRONT YARD 70'
IRREGULAR WIRE FENCE
60'
PRINCIPAL REAR YARD
METAL COVER
BELGIAN BLOCK CURB
59.8'
BRICK LANDING
WOOD STEPS
BAY WINDOW
ROOF OVER WOOD DECK
53.0'
9.5'
32.9'
23.2'
CONC. APRON
GATE
GATE
94.0'
15'
ACCESSORY REAR YARD
BAY WINDOW
EGRESS WINDOW WELL
5.6'
15.5'
2 STORY FRAME HOUSE & GARAGE
24.5'
WOOD FENCE
GATE
(2) AIR COND. UNITS
CHIMNEY
27.4'
48.3'
WOOD DECK
WOOD STEPS
5.9'
14.9'
4.3'
32'
INGROUND POOL
16'
15.9'
HOUSE
ROOF OVER WOOD PORCH
BRICK PATIO
OUTDOOR SHOWER
POOL EQUIPMENT
WOOD FENCE
CONC. PAD
SLATE
HEDGE ROW
60'
PRINCIPAL FRONT YARD
2.8'
6.6'
2.9'
CELLAR ENTRANCE
BRICK
CONC.
WOOD ROOF OVER PORCH
WOOD STEPS
CONC. PATIO
WOOD STEPS
51.9'
70'
ACCESSORY FRONT YARD
ELECTRIC METER
30.7'
ROW OF TREES
22.4'
PRINCIPAL SIDE YARD
15'
ACCESSORY SIDE YARD
FENCE 0.5'
HEDGE ROW
WIRE FENCE
SPLIT RAIL FENCE
HEDGE ROW
N 18°35'52"E



SURVEY OF PROPERTY

SITUATE

THE INCORPORATED VILLAGE OF

SOUTHAMPTON

TOWN OF SOUTHAMPTON
SUFFOLK COUNTY, NEW YORK
S.C. TAX No. 904–18–02–28
SCALE 1"=20'
JANUARY 7, 2020

AREA = 35,613 sq. ft.
0.818 ac.

NOTE:
DEED REFERENCE IS TO DEED LIBER 13008 PAGE 849

LOT COVERAGE

DESCRIPTION	AREA
HOUSE	2,931 sq. ft.
INGROUND POOL	450 sq. ft.
(3) R/O PORCHES	509 sq. ft.
TOTAL	3,890 sq. ft.

ZONING USE DISTRICT R–40
MAXIMUM LOT COVERAGE = 14% OF LOT AREA + 1,500 sq. ft.
14% x 35,613 sq. ft. + 1,500 sq. ft. = 6,486 sq. ft.
PRINCIPAL SIDE YARD CALCULATION:
139.8' (AVEAGE WIDTH) x 0.4 = 55.9' – TOTAL SIDE YARD SETBACK
55.9' x 0.4 = 22.4'– MIN. SIDE YARD SETBACK

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

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THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT GUARANTEED.

PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR TITLE SURVEYS AS ESTABLISHED BY THE L.I.A.L.S. AND APPROVED AND ADOPTED FOR SUCH USE BY THE NEW YORK STATE LAND TITLE ASSOCIATION.

N.Y.S. Lic. No. 50467

Nathan Taft Corwin III
Land Surveyor

Successor To: Stanley J. Isaksen, Jr. L.S.
Joseph A. Ingegno L.S.

Title Surveys — Subdivisions — Site Plans — Construction Layout

PHONE (631)727–2090 Fax (631)727–1727

OFFICES LOCATED AT
1586 Main Road
Jamesport, New York 11947

MAILING ADDRESS
P.O. Box 16
Jamesport, New York 11947

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