

MAP OF PROPERTY

LOT 17

POXABOGUE FARMS

Filed: Feb. 2, 1979 - Map No. 6779

SITUATE

Sagaponack Village

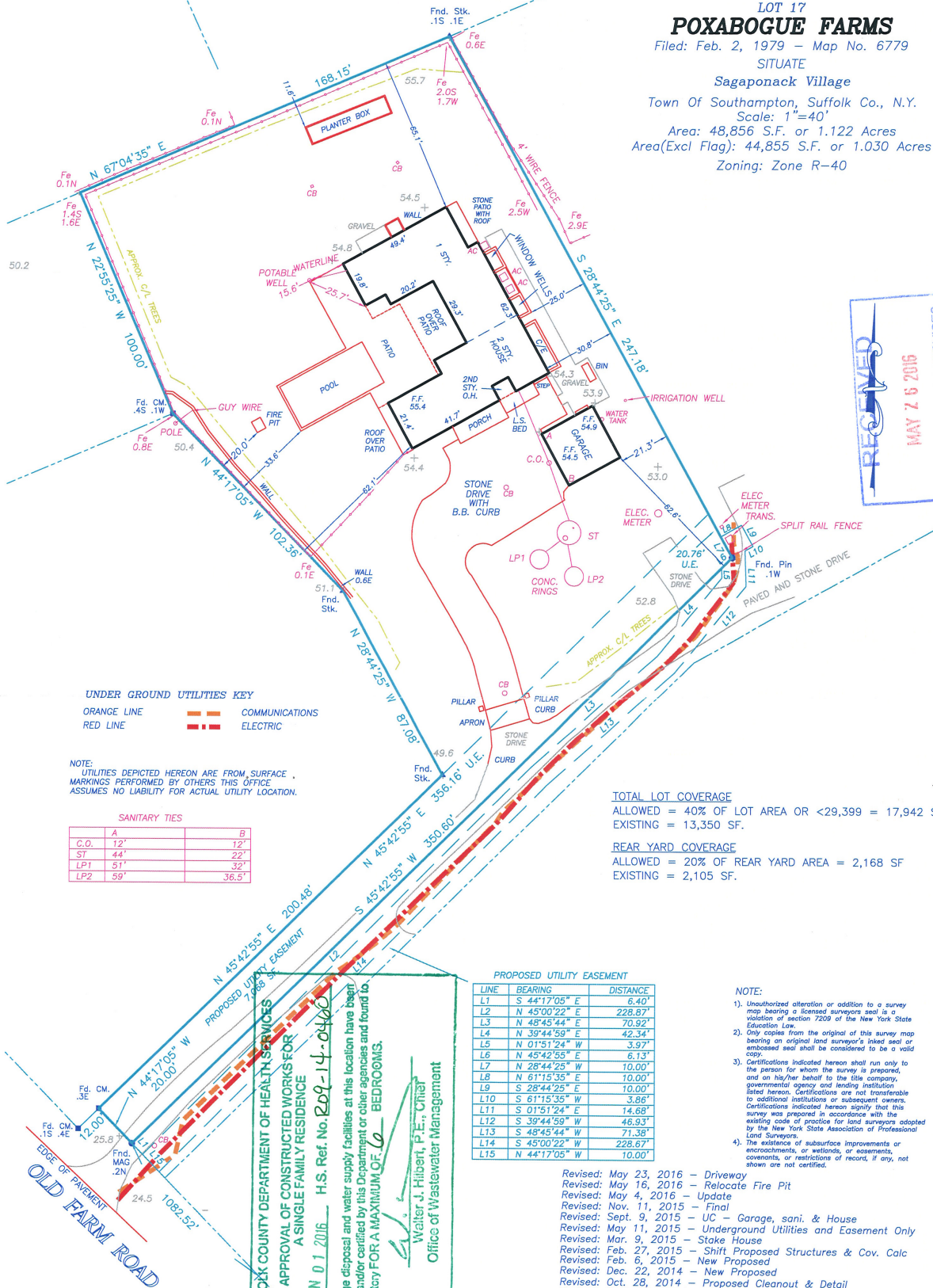
Town Of Southampton, Suffolk Co., N.Y.

Scale: 1"=40'

Area: 48,856 S.F. or 1.122 Acres

Area(Excl Flag): 44,855 S.F. or 1.030 Acres

Zoning: Zone R-40



UNDER GROUND UTILITIES KEY

ORANGE LINE COMMUNICATIONS
RED LINE ELECTRIC

NOTE:
UTILITIES DEPICTED HEREON ARE FROM SURFACE MARKINGS PERFORMED BY OTHERS THIS OFFICE ASSUMES NO LIABILITY FOR ACTUAL UTILITY LOCATION.

SANITARY TIES

	A	B
C.O.	12'	12'
ST	44'	22'
LP1	51'	32'
LP2	59'	36.5'

TOTAL LOT COVERAGE

ALLOWED = 40% OF LOT AREA OR <29,399 = 17,942 SF
EXISTING = 13,350 SF.

REAR YARD COVERAGE

ALLOWED = 20% OF REAR YARD AREA = 2,168 SF
EXISTING = 2,105 SF.

PROPOSED UTILITY EASEMENT

LINE	BEARING	DISTANCE
L1	S 44°17'05\"	6.40'
L2	N 45°00'22\"	228.67'
L3	N 48°45'44\"	20.92'
L4	N 39°44'59\"	42.34'
L5	N 01°51'24\"	3.97'
L6	N 45°42'55\"	6.13'
L7	N 28°44'25\"	10.00'
L8	N 61°15'35\"	10.00'
L9	S 28°44'25\"	10.00'
L10	S 61°15'35\"	3.86'
L11	S 01°51'24\"	14.68'
L12	S 39°44'59\"	46.93'
L13	S 48°45'44\"	71.38'
L14	S 45°00'22\"	228.67'
L15	N 44°17'05\"	10.00'

NOTE:

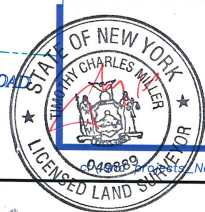
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- The existence of subsurface improvements or encroachments, or wetlands, or easements, covenants, or restrictions of record, if any, not shown are not certified.

Revised: May 23, 2016 - Driveway
Revised: May 16, 2016 - Relocate Fire Pit
Revised: May 4, 2016 - Update
Revised: Nov. 11, 2015 - Final
Revised: Sept. 9, 2015 - UC - Garage, sani. & House
Revised: May 11, 2015 - Underground Utilities and Easement Only
Revised: Mar. 9, 2015 - Stake House
Revised: Feb. 27, 2015 - Shift Proposed Structures & Cov. Calc
Revised: Feb. 6, 2015 - New Proposed
Revised: Dec. 22, 2014 - New Proposed
Revised: Oct. 28, 2014 - Proposed Cleanup & Detail
Revised: Sept. 30, 2014 - Proposed
Revised: Aug. 13, 2014 - Proposed & Adj. Info.
Surveyed: July 23, 2014

NOTES:

- BEARINGS DEPICTED HEREON ARE RELATIVE TO NORTH (NAD 83) & ARE ROTATED 0°00'42\"

POXABOGUE ROAD



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