

#R-21-1860

Site plan showing property boundaries, existing structures, and proposed swimming pool. Key features include:

- Proposed Swimming Pool:** 10x20, located near the stockade fence.
- Existing Structures:** 1 STY FRAME DWELLING #1475, EXIST. SEPTIC, EXIST. CONC. PATIO.
- Driveways:** ASPHALT DRIVEWAY, GRAVEL DRIVEWAY.
- Easements and Setbacks:** 50' RIGHT OF WAY, 50' MIN. SIDE YARD, 15' MIN. FRONT YARD, 35' REAR YARD.
- Dimensions:** 250.00' (North), 100.00' (East), 258.16' (South), 164.40' (West).
- Angles:** S 89°00'20" W, N 74°33'40" E.
- Other Features:** STOCKADE FENCE, DRY WELL FOR POOL WASTE WATER, EXIST. WATER LINE, OVERHEAD WIRES.

AREA: 33,049.41 SQ. FT. or 0.76 ACRES

NON-CONFORMING L
MAX LOT COVERAGE 2
FRONT YARD: 40' MIN
SIDE YARD: 15' MIN, 35'
REAR YARD: 50' MIN

LAND N/F OF
NICKART REALTY CORP

WESTPHALIA RD.

NON-CONFORMING LOT
MAX LOT COVERAGE 20%
FRONT YARD: 40' MIN
SIDE YARD: 15' MIN, 35' TO
REAR YARD: 50' MIN

EXISTING LOT COVERAGE: 1538 S.F. or 4.65%

THE WATER SUPPLY, WELLS, DRYWELLS AND CESSPOOL LOCATIONS SHOWN ARE FROM FIELD OBSERVATIONS AND OR DATA OBTAINED FROM OTHERS.

ELEVATION DATUM: NAVD88

AREA: 33,049.41 SQ.FT. or 0.76 ACRES

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SURVEY OF DESCRIBED PROPERTY

MAP OF:

FILED:

SITUATED AT:MATTITUCK

TOWN OF: SOUTHBOLD

SUFFOLK COUNTY, NEW YORK

FILE # 221-86 SCALE: 1"=30' DATE: MAY 8, 2021

CERTIFIED TO: MICHAEL SANDJABY:

MIKE JACOB LLC;

SHARESTATES INVESTMENTS, LLC ISAQA/ATIMA;

CONTINENTAL ABSTRACT LLC;
AM TRUST TITLE INSURANCE.

THE FIRST FREE INDEPENDENT COMMUNITARIAN

KENNETH M WOYCHUK LAND SURVEYING, PLLC
Professional Land Surveying and Design

P.O. Box 153 Aquebogue, New York 11931
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RECEIVED

JAN 28 2022

BUILDING DEPT.
TOWN OF SOUTHOLD

REVISÉ 11-16-21