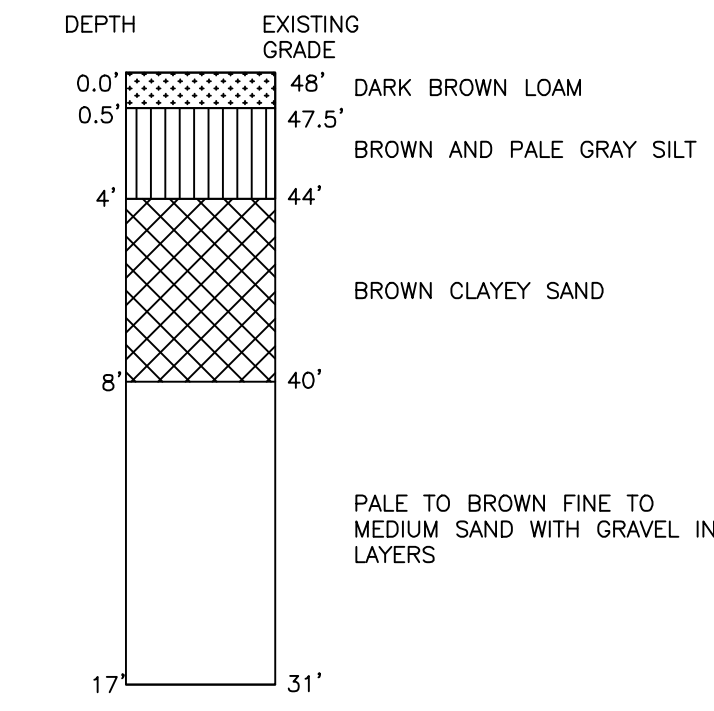
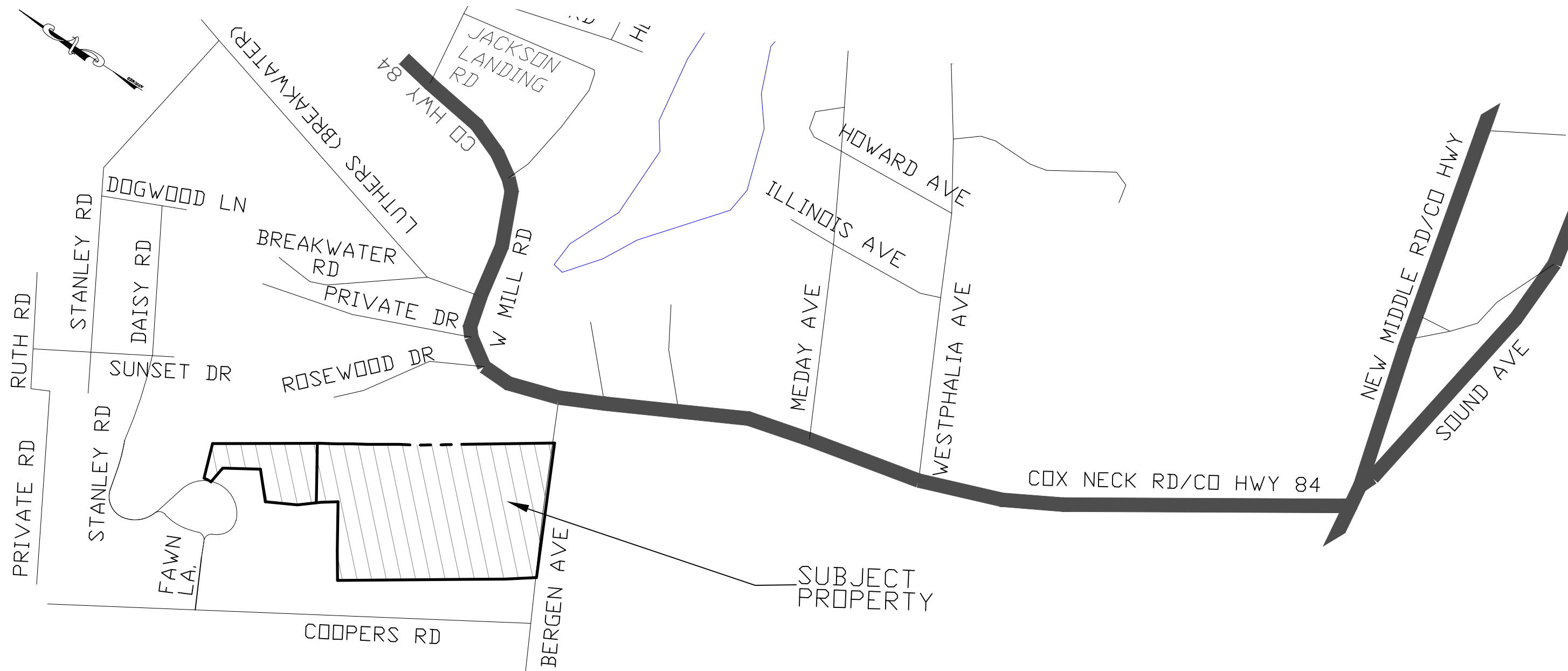


RE-SUBDIVISION OF LOT 27 OF THE FIELDS AT MATTITUCK
AS SHOWN ON THE MAP OF
THE FIELDS AT MATTITUCK
FILED MARCH 31, 2006 AS MAP NO. 11370
LOCATED AT
MATTITUCK
TOWN OF SOUTHOLD
SUFFOLK COUNTY, NEW YORK

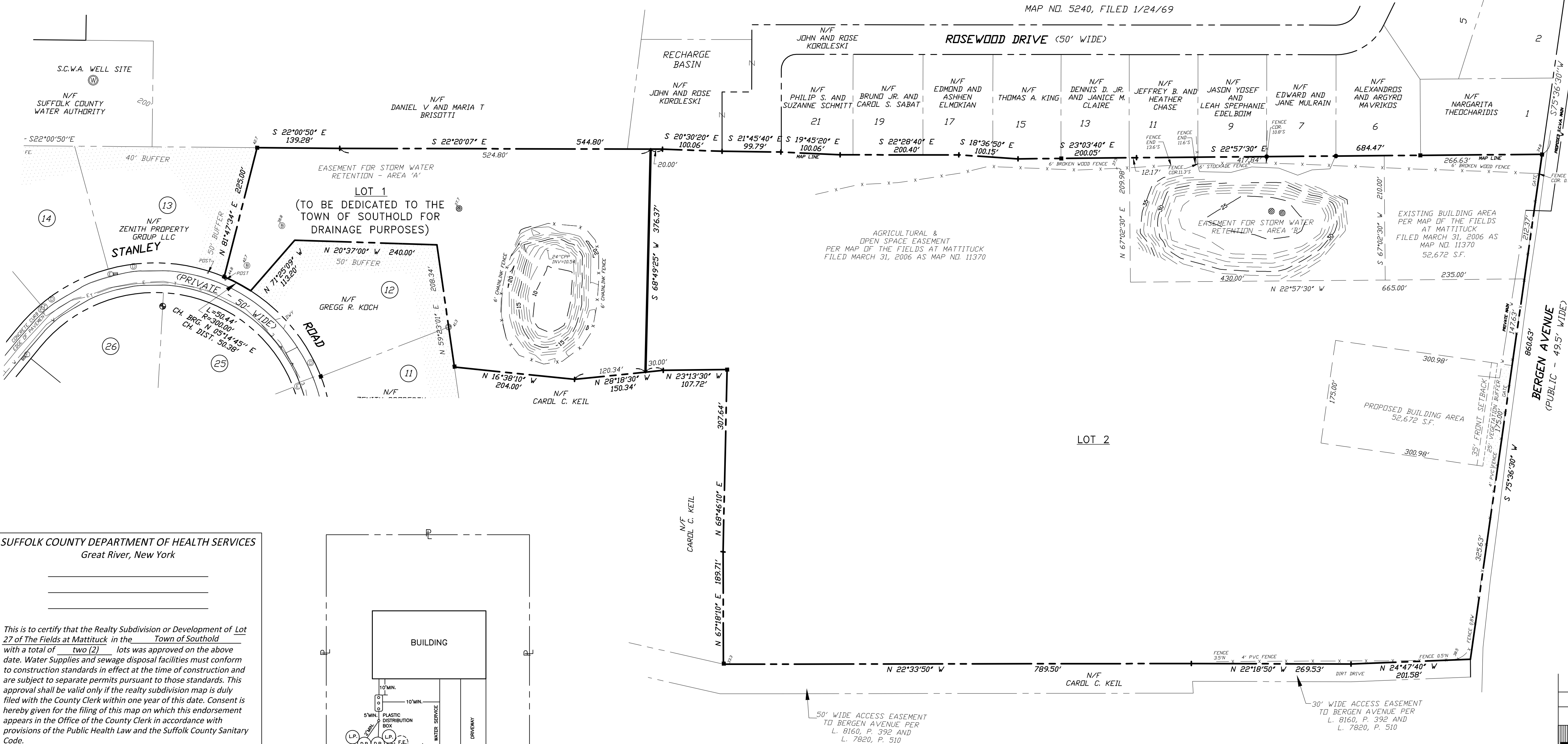
PROPOSED LOT 1 AREA = 189,131± SQ.FT. OR 4.342± ACRES
PROPOSED LOT 2 AREA = 1,177,917± SQ.FT. OR 27.041± ACRES
EXISTING LOT 27 AREA = 1,367,048± SQ.FT. OR 31.383± ACRES



TEST HOLE BY McDONALD GEOSCIENCE
DECEMBER 23, 2020
(NO WATER ENCOUNTERED)
HIGHEST EXPECTED GROUNDWATER @ EL. 0.50'
TEST HOLE #4
N.T.S.



LOCATION MAP
1" = 600'



- NOTES**
- MEASUREMENTS ARE IN ACCORDANCE WITH U.S. STANDARDS.
 - BEARINGS AND DISTANCES AS SHOWN ON "THE FIELDS AT MATTITUCK", FILED MARCH 31, 2006 AT THE SUFFOLK COUNTY CLERK'S OFFICE AS MAP NO. 11370.
 - ELEVATIONS REFERENCE NAVD 1988.
 - UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
 - ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S "EMBOSSSED" OR "INKED" SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
 - CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE FROM UTILITY MARKOUT LOCATED ON THE GROUND AND/OR RECORD PLANS. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE RESPECTIVE UTILITY COMPANIES.
 - RIGHTS-OF-WAY NOT SHOWN ARE NOT CERTIFIED. STANLEY ROAD TO BE DEDICATED TO THE TOWN OF SOUTHOLD.
 - THE SURVEY CLOSES MATHEMATICALLY.
 - FEMA ZONE X - FLOOD MAP 36103C0477H EFFECTIVE SEPTEMBER 24, 2009.

ZONE AC (PROTECTED) - ZONING SET BACK REQUIREMENTS:

PRINCIPAL USE	
MAXIMUM HEIGHT (FEET/STORIES)	35 / 2 1/2
MINIMUM AREA (SQUARE FEET)	80,000
MAXIMUM LOT COVERAGE	20
MINIMUM FRONT YARD (DEPTH IN FEET)	35
MINIMUM SIDE YARD (WIDTH IN FEET)	20
MINIMUM TOTAL SIDE YARDS (FEET)	45
MINIMUM REAR YARD (FEET)	75
MINIMUM BUFFER (VEGETATED) (FEET)	25

ACCESSORY STRUCTURES:
MAXIMUM HEIGHT (FEET) 22
MINIMUM SETBACK FROM ANY LOT LINE (FEET) 25

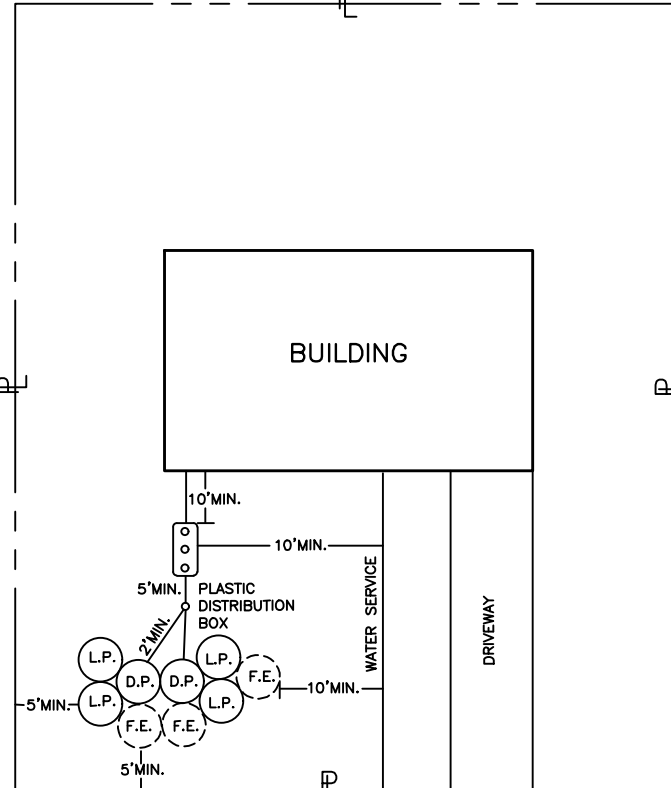
SCHOOL DISTRICT - MATTITUCK-CUTCHOGUE UFSD
FIRE DISTRICT - MATTITUCK
WATER - SUFFOLK COUNTY WATER AUTHORITY

- PROPERTY MAY BE SUBJECT TO:
- DECLARATION OF COVENANTS AND RESTRICTIONS IN LIBER 11835 PAGE 254 AND LIBER 12389 PAGE 816.
 - DECLARATION AND COVENANT FOR ROAD DEDICATION IN LIBER 12429 PAGE 522.
 - ELECTRIC AND TELEPHONE EASEMENT IN LIBER 12520 PAGE 531 (AFFECTS STREETS).
 - WATER EASEMENT IN LIBER 12495 PAGE 137.

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
Great River, New York

This is to certify that the Realty Subdivision or Development of Lot 27 of The Fields at Mattituck in the Town of Southold with a total of two (2) lots was approved on the above date. Water Supplies and sewage disposal facilities must conform to construction standards in effect at the time of construction and are subject to separate permits pursuant to those standards. This approval shall be valid only if the realty subdivision map is duly filed with the County Clerk within one year of this date. Consent is hereby given for the filing of this map on which this endorsement appears in the Office of the County Clerk in accordance with provisions of the Public Health Law and the Suffolk County Sanitary Code.

Director, Division of Environmental Quality

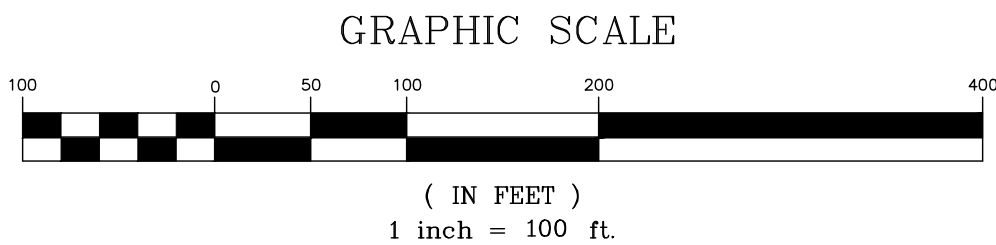


TYPICAL PLOT PLAN
NOT TO SCALE

I hereby certify that the water supply(s) and sewage disposal system(s) for this project were designed by me based on a careful and thorough study of the soil, site, and groundwater conditions. All lots as proposed conform to the Suffolk County Department of Health Services construction standards in effect as of this date.

RAYMOND G. DIBIASE, PE, PTOE, PTP
License # 056985

DATE



I hereby certify that this map was made from an actual survey completed by me on 10/09/2020.

TAMARA L. STILLMAN, P.L.S.
NYSPLS No. 50528

11/15/2021	GLB	PROPOSED BUILDING AREA	TLS
DATE	BY	DESCRIPTION	APPROV. BY
REVISIONS			
Town of Southold Suffolk County, New York			
Re-Subdivision of Lot 27			
The Fields at Mattituck			
L. K. McLEAN ASSOCIATES, P.C. CONSULTING ENGINEERS & LAND SURVEYORS 437 SO. COUNTRY ROAD, BROOKHAVEN, NEW YORK			
Surveyed By:	J.L./J.P.L.	Scale: 1"= 100'	Sheet No.
Drawn By:	G.L.B.	Date: 08/26/2021	1
Approved By:	T.L.S.	File No. 20099.000	1