

- MONUMENT CONC. or STONE
- STAKE
- WOOD or PLASTIC
- WHITE IRON ROD, IRON PIPE, ETC.
- MANHOLE COVER
- BY

## Pipes Cove

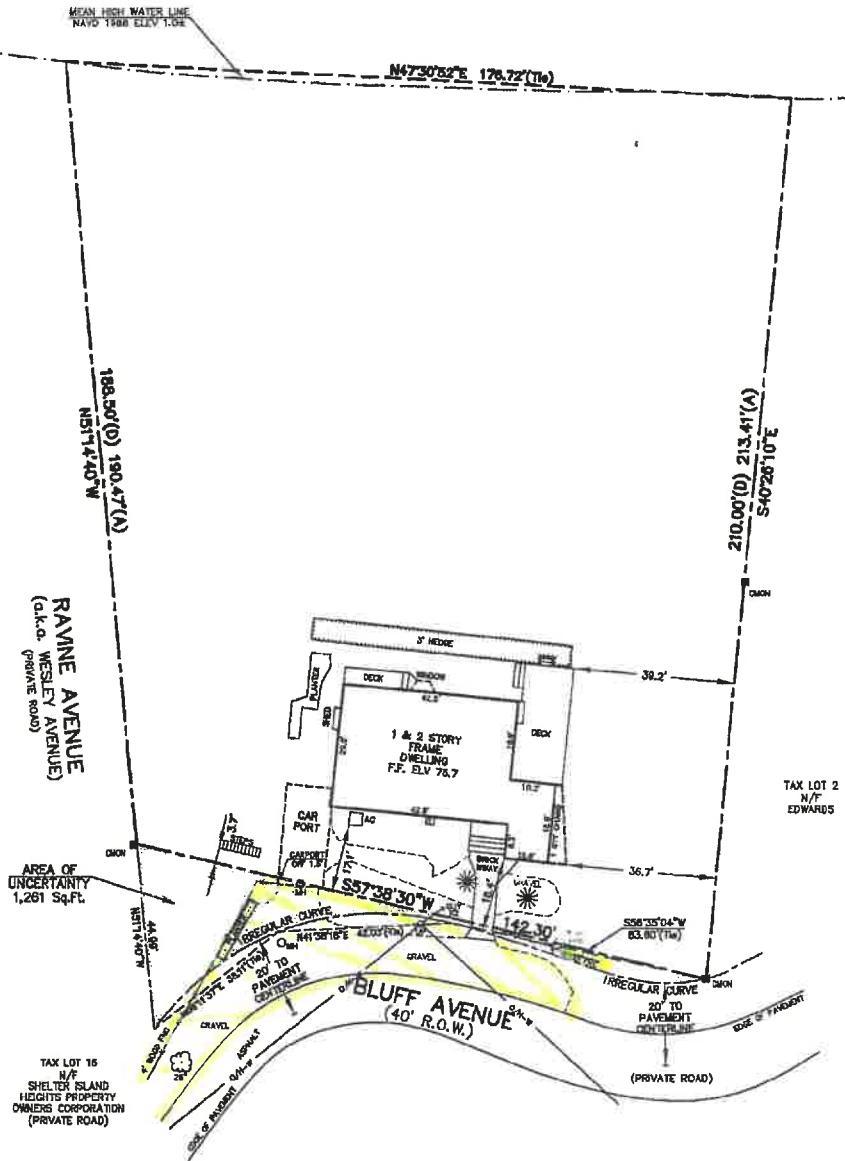


TABLE OF AREAS (SQ. FT.)	
LOT SIZE TO MTL	32,731
EXISTING TOTAL BUILDING COVERAGE	1,002
ALLOWED TOTAL BUILDING COVERAGE (32,731 ÷ 0.25)	0,183
EXISTING TOTAL LOT COVERAGE	8,260
ALLOWED TOTAL LOT COVERAGE (32,731 ÷ 0.40)	13,092

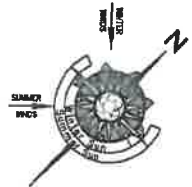
### DISCLAIMER & ALTERNATE NOTE:

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 2008, SUB-SECTION 5, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL OR EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES. CERTIFICATIONS INDICATED HEREIN IMPLY THAT THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT PRACTICE OF THE PROFESSION OF LAND SURVEYING ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ON THEIR BEHALF TO THE TITLE COMPANY, LENDING INSTITUTION AND/OR GOVERNMENTAL AGENCY LENDING HEREON, AND THE SUCCESSORS AND/OR AGENTS OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. LOCATIONS OF UNDERGROUND IMPROVEMENTS OR DISCONTINUITY, IF ANY EXIST EXCEPT AS SHOWN HEREON, ARE NOT KNOWN AND ARE NOT COVERED BY THIS CERTIFICATION.

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North American Vertical Datum 1988

Deed North  
DEED LOT AREA TO  
MEAN HIGH WATER LINE  
31,470± SQ.FT.  
AREA OF UNCERTAINTY  
1,261± SQ.FT.  
TOTAL AREA  
32,731± SQ.FT.  
0.751± ACRES.



### NOTES:

1. SURVEY CONDUCTED WITHOUT BENEFIT OF COMPLETE TITLE REPORT. EASEMENTS OF RECORD FOR WHICH DOCUMENTATION HAS BEEN PROVIDED ARE SHOWN HEREON. OTHER EASEMENTS, IF ANY, ARE NOT SHOWN.
2. SUBJECT PROPERTY IN ZONE "AA" AND IN THE NEAR SHORE OVERLAY DISTRICT PER TOWN OF SHELTER ISLAND BUILDING DEPARTMENT, FEBRUARY 04, 2021. ALL ZONING REGULATIONS AND RESTRICTIONS SHOWN HEREON MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.
3. NO WETLANDS LINES ARE SHOWN HEREON. ZONING SETBACKS AND/OR ALLOWED AREA COMPUTATIONS MAY BE DIFFERENT IF THE SUBJECT PROPERTY IS WITHIN REGULATORY DISTANCE OF ANY EXISTING WETLANDS. ALL ZONING INFORMATION MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.
4. ALL NATURAL FEATURES SHOWN HEREON, INCLUDING BUT NOT LIMITED TO BLUFF CREST AND CLEARING LINES, MUST BE VERIFIED WITH APPROPRIATE REGULATORY AGENCIES.
5. ONLY TREES SUBJECTIVELY CONSIDERED TO BE SIGNIFICANT DURING FIELD MEASUREMENTS ARE SHOWN HEREON. NO CERTIFICATION IS PROVIDED AS TO THE NUMBER, TYPE OR EXTENT OF INDIVIDUAL TREES ON THE SUBJECT PROPERTY.
6. BOUNDARY COURSES SHOWN HEREON WITH (A) OR (D) SUFFIX INDICATE ACTUAL (A) VERSUS DEED (D) OR FILE MAP (M) VALUES.
7. AS EVIDENCED BY OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, SOME OF OR ALL UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNDERGROUND AND ARE PROVIDED TO THE SUBJECT PROPERTY FROM WITHIN THE PUBLIC RIGHT OF WAY. BEFORE DIGGING ON THE SUBJECT PROPERTY OR IN THE PUBLIC RIGHT OF WAY CALL THE 811 OR ONE-CALL CENTER AT 1-800-272-4480 AND REQUEST FIELD LOCATION AND MARK OUT OF UNDERGROUND UTILITY LINES. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON, INCLUDING BUT NOT LIMITED TO SANITARY AND DRAINAGE DISPOSAL SYSTEMS, ARE DEPICTED ACCORDING TO RECORDS SUPPLIED BY OTHERS. USERS OF THIS SURVEY MAP ARE CAUTIONED THAT NO CERTIFICATION, WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED, IS EXTENDED TO THE LOCATION OR COMPLETENESS OF INFORMATION WITH RESPECT TO UNDERGROUND UTILITIES SHOWN HEREON. CERTIFICATION IS EXTENDED ONLY TO THE ACCURATE PLOTTING OF LOCATION DATA AS PROVIDED OR AS LOCATED BY FIELD MEASUREMENT.

CERTIFIED TO:  
CHARLES B. WILLIAMS

Field Book	Project
Drawn by	Scale
Checked by	Date
Reviewed by	Date

## WILLIAMS

PROPERTY SITUATE AT  
**10 BLUFF AVENUE**  
SHELTER ISLAND HEIGHTS, NEW YORK  
COUNTY OF SUFFOLK, TOWN OF SHELTER ISLAND  
DISTRICT 700 SECTION 3 BLOCK 4, LOT 3

PREPARED BY

**F. MICHAEL HEMMER, L.S., P.C.**

PROFESSIONAL SURVEYING SERVICES

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(631) 788-2188 INFO@FMS-LLC.COM

Sheet Title  
**CERTIFICATE OF OCCUPANCY SURVEY**

Sheet  
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