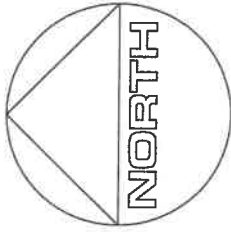


N



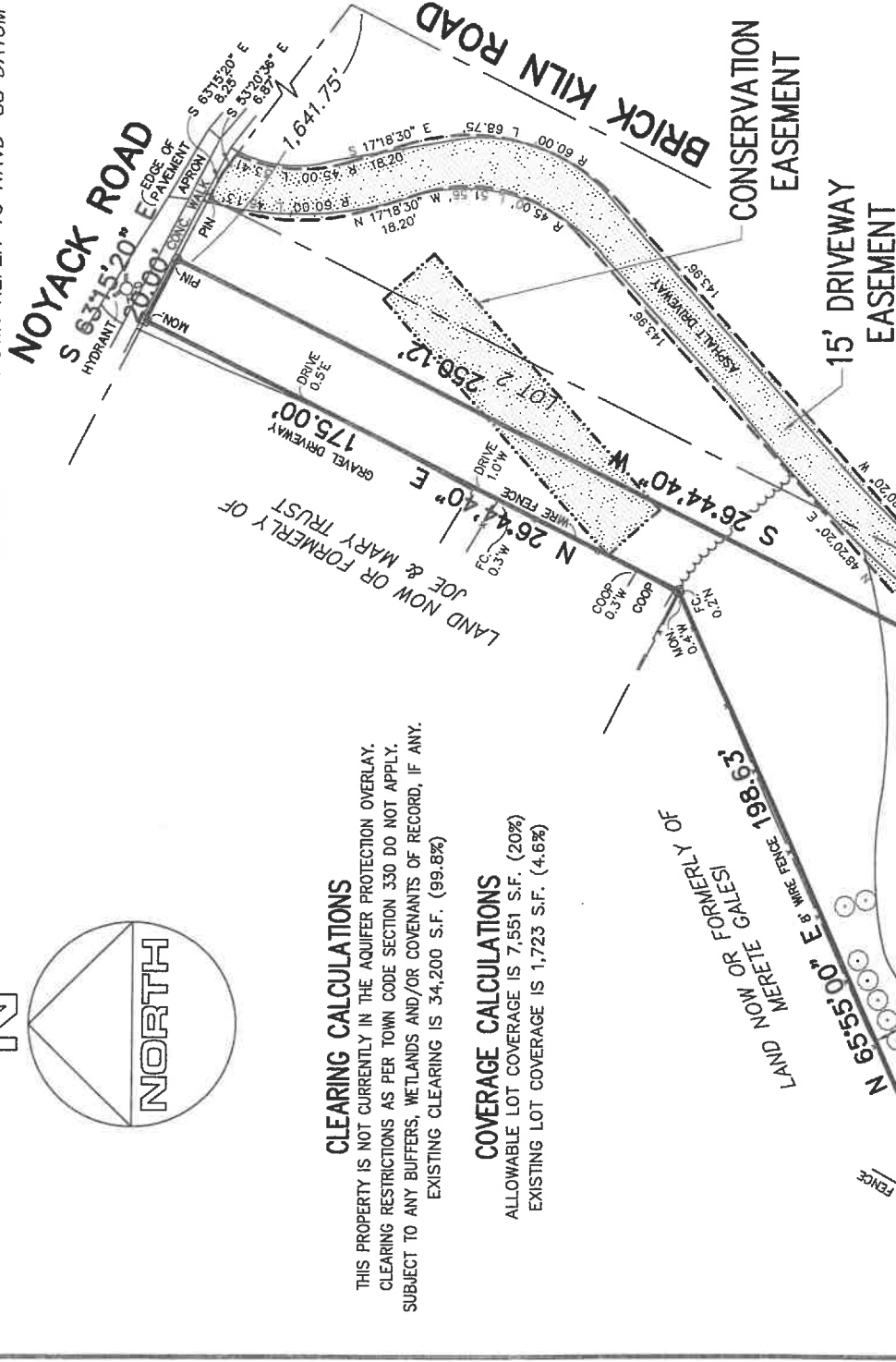
THE AREA OF THIS PROPERTY IS 37,754 S.F. OR 0.866 ACRES
THE AREA EXCLUDING ACCESS STRIP IS 34,255 S.F. OR 0.786 ACRES
ALL ELEVATIONS SHOWN REFER TO NAVD '88 DATUM

CLEARING CALCULATIONS

THIS PROPERTY IS NOT CURRENTLY IN THE AQUIFER PROTECTION OVERLAY.
CLEARING RESTRICTIONS AS PER TOWN CODE SECTION 330 DO NOT APPLY.
SUBJECT TO ANY BUFFERS, WETLANDS AND/OR COVENANTS OF RECORD, IF ANY,
EXISTING CLEARING IS 34,200 S.F. (99.8%)

COVERAGE CALCULATIONS

ALLOWABLE LOT COVERAGE IS 7,551 S.F. (20%)
EXISTING LOT COVERAGE IS 1,723 S.F. (4.6%)



HELD POINT OF CURVE OF EASEMENT
AT PROPERTY ANGLE AS SHOWN ON
THE FILED MAP

HELD END OF EASEMENT
IN SAME LOCATION AS
SHOWN ON THE FILED MAP

CERTIFIED TO:

Thomas Elliott
Noyac 4472 LLC
4472 Noyack Road Funding Associates
New York Title Abstract Services, Inc.
AmTrust Title Insurance Company
GUARANTEES INDICATED SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND/OR AGENCY, AND ARE NOT TRANSFERABLE.

UPDATED SURVEY 8/1/2023
UPDATED SURVEY 11/10/2022



S.C.T.M. NO. 900 - 24 - 3 - 64.2

SURVEY OF: LOT 1 (PARCEL)

MAP OF MINOR SUBDIVISION FOR JOHN G & INGER F GREEN

FILED JUNE 24, 1994 - AS No. 9527

SITUATED IN: NOYACK (SAG HARBOR)
SUFFOLK COUNTY, NEW YORK

DATE: 9/26/2022 JOB NO. G22-8601 SCALE: 1" = 40'

GARY BENZ, L.S.

Surveying and Land Planning
527-B Hawkins Avenue
Ronkonkoma, N.Y. 11779
GaryBenzLS@yahoo.com / (631) 648-9348

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

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.