

SYMBOL LEGEND

- MONUMENT FND

I.P. / I.B. FND

I.P. / I.B. SET

SPOT ELEVATIONS

UTILITY POLE

GUY WIRE

UTILITY POLE W/LIGHT

LIGHT POLE

SIGN

PVC FENCE (PVC)

STOCKADE FENCE (STK)

CHAIN LINK FENCE (CLF)

WIRE FENCE

FIRE HYDRANT

CROSS CUT

O/L ON LINE

MANHOLE

"A"-INLET

"B"-INLET

YARD INLET

YARD INLET

ELECTRIC METER

GAS METER

WATER METER

GAS VALVE

WATER VALVE

O/H OVERHANG

R/O ROOF OVER

D.C. DEPRESSED CURB

G.O.L. GENERALLY ON LINE

R.O.W. RIGHT OF WAY

TEST HOLE

TREE

SHRUB

BOLLARD

WETLAND FLAG

CANT. CANTILEVER

FE. FENCE

MAS. MASONRY

PLAT. PLATFORM

W.W. WINDOW WELL

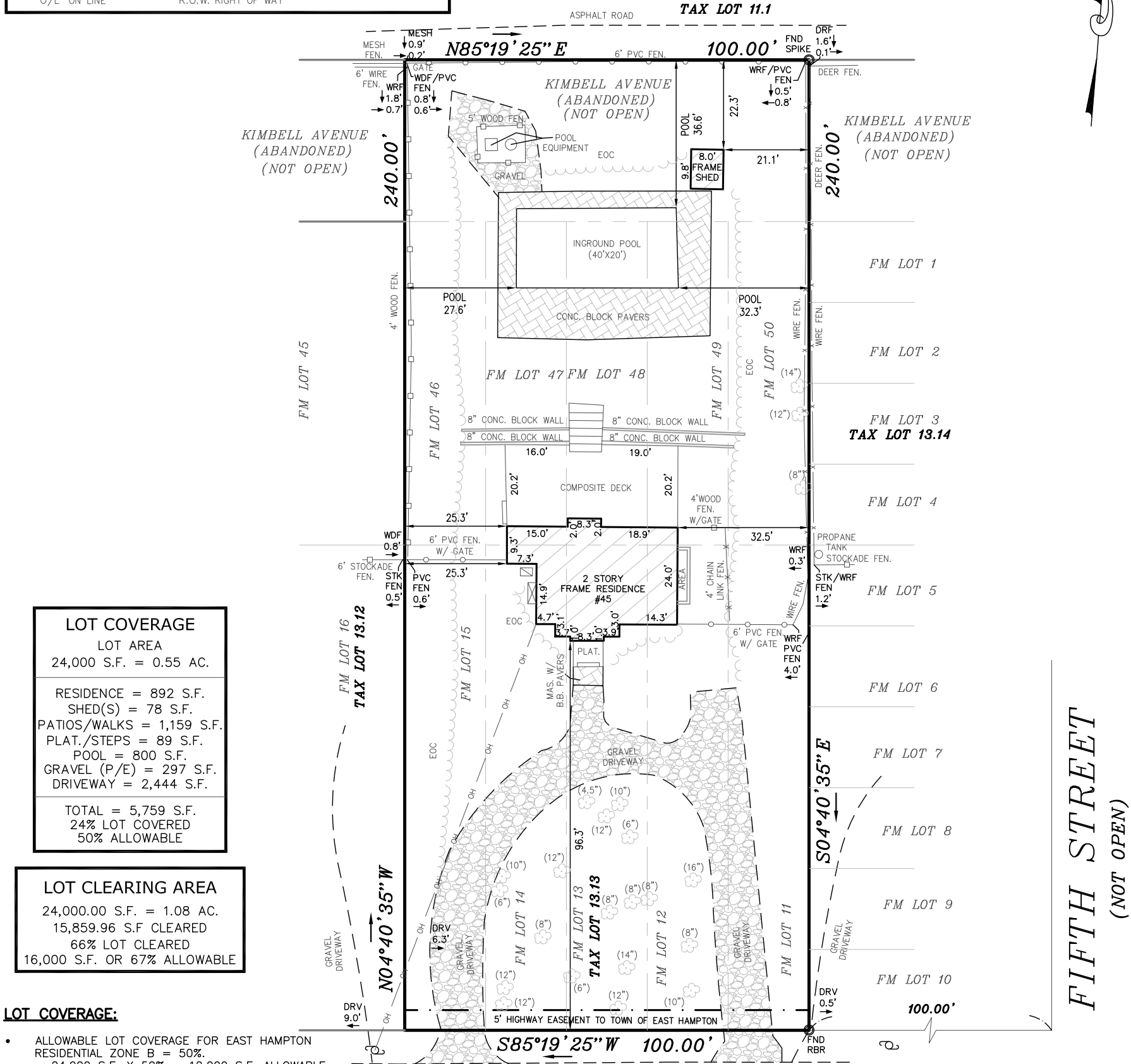
B/W BAY WINDOW

C/E CELLAR ENTRANCE

A/C UNIT

STAKE

BEARINGS SHOWN HEREON ARE BASED
ON LIBER 12617 PAGE 0453



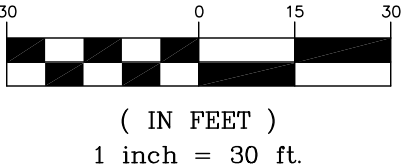
LOT COVERAGE:

- ALLOWABLE LOT COVERAGE FOR EAST HAMPTON RESIDENTIAL ZONE B = 50%.
~ 24,000 S.F. X 50% = 12,000 S.F. ALLOWABLE
- EXISTING LOT COVERAGE = 24% OR 5,759 S.F.

LOT CLEARING:

- ALLOWABLE CLEARING FOR LOTS 20,000 S.F. UP TO AND INCLUDING 280,000 S.F. IS CALCULATED AS:
~ 10,000 S.F. + (LOT AREA X 25%)
~ 10,000 S.F. + (24,000.00 X 25%) =
~ 10,000 S.F. + 6,000 S.F. = 16,000 S.F. ALLOWABLE
- EXISTING CLEARING = 66% OR 15,860 S.F.

GRAPHIC SCALE



LOT AREA
24,000.00 S.F.
0.55 AC.

WOODED OAK LANE

MONTAUK AVENUE

NOTE: (40' WIDE)

THE SUBJECT SITE IS IN
EAST HAMPTON RESIDENTIAL ZONE B

GUARANTEED TO:

TITLE NO. BR43143S
SARAH L. BOLOGNINI AND JASON T. BOLOGNINI
LAKEVIEW MORTGAGE BANKERS CORP. ISAOA/ATIMA
BARRISTER LAND LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

6	08/09/2023	REVISED SURVEY	JTS	TR
5	08/09/2023	COVERAGE CALCULATIONS	JTS	TR
4	06/15/2023	REVISED SURVEY	MC	TR
3	06/02/2023	UPDATED SURVEY	MC	TR
2	03/31/2023	REVISED SURVEY	JTS	TR
1	03/30/2023	REVISED SURVEY	JTS	TR
REV	DATE	DESCRIPTION	BY	CHK



SCALICE
land surveying

mjslandsurvey.com P:631-957-2400
1 South Bay Avenue, Islip, NY 11751

DR.:MC	CREW.:JM	SCALE: 1" = 30'	TAX MAP NO.
DATE SURVEYED: 05/03/2021	JOB No. S21-1302	0300-141.00-02.00-013.013	

SURVEY OF PROPERTY

45 WOODED OAK LANE, EAST HAMPTON, NEW YORK 11937
LOTS 11 TO 15, 46 TO 50 &
P/O KIMBELL AVENUE, BLOCK 9
MAP OF MONTAUK MANOR
SECTION 3
FILE DATE: 04/19/1911 MAP NO. 265
SITUATE
EAST HAMPTON, TOWN OF EAST HAMPTON
SUFFOLK COUNTY, NEW YORK

(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW. (2) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. (3) CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP. (4) THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE. (5) THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY. (6) THE OFFSET (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITIONS TO BUILDINGS, AND ANY OTHER TYPE OF CONSTRUCTION. (7) PROPERTY CORNER MONUMENTS WERE NOT SET AS PART OF THIS SURVEY. (8) THIS SURVEY WAS PERFORMED WITH A SPECTRA FOCUS 30 ROBOTIC TOTAL STATION. (9) THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED. (10) IF THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THE EXISTENCE OF ANY COVENANTS, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, IF ANY, MAY NOT BE SHOWN OR ADDRESSED AND ARE NOT GUARANTEED.