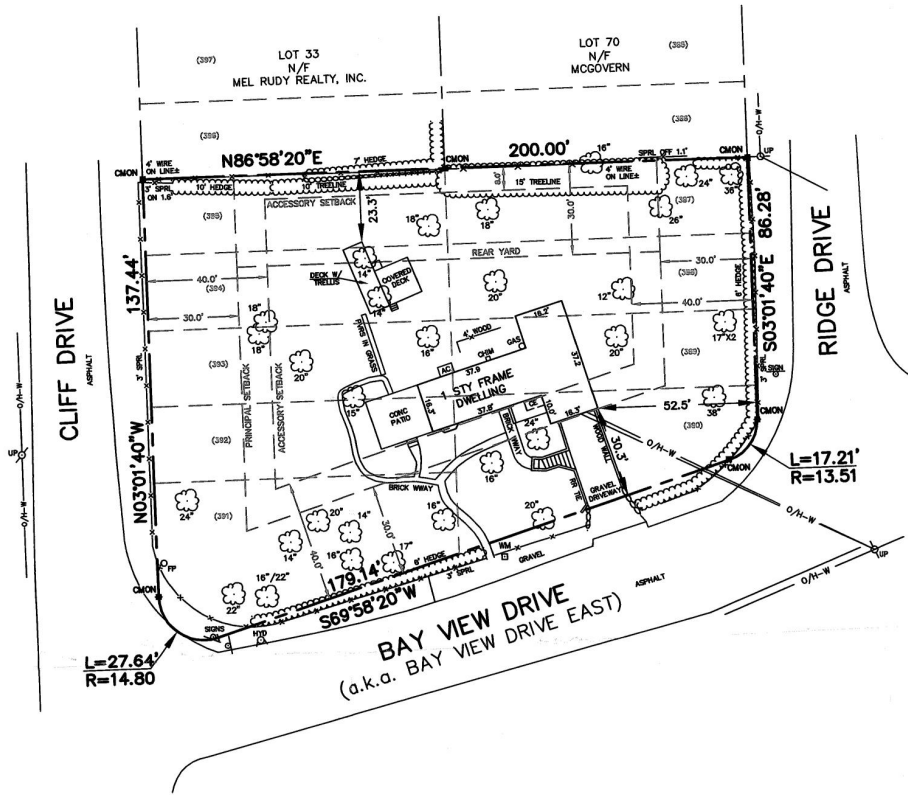


- MONUMENT
CONC OR STONE
- ▲ STAKE
WOOD OR
PLASTIC
- SPIKE, REBAR,
IRON PIPE, ETC



File Map North
TOTAL LOT AREA
25,263± SQ.FT.

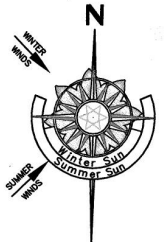


TABLE OF AREAS	(SQ. FT.)
TOTAL LOT AREA	25,263
EXISTING COVERAGE	1,549
ALLOWED COVERAGE (25,263 ÷ 0.20)	5,053
EXISTING REAR YARD COVERAGE	42
ALLOWED REAR YARD COVERAGE (4,200 ÷ 0.20)	840

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 SHOWN AS LOTS 387 THROUGH 395 ON "MAP OF SUBDIVISION; BAY POINT; SECTION 1; TOWN OF SOUTHAMPTON, N.Y." FILED JAN 05, 1950 AS FILE MAP No. 1725.
3. SUBJECT PROPERTY IN ZONE "R10" AND IN THE STORMWATER MANAGEMENT OVERLAY DISTRICT PER TOWN OF SOUTHAMPTON GEOGRAPHIC INFORMATION SYSTEM, JUNE 30, 2020.
4. 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.
5. AS EVIDENCED BY OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, 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 NYC & LI 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 & ALTERATION NOTE:

1" = 30'

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 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 INKED SEAL OR EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY 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. THE SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON(S) FOR WHOM THE SURVEY IS PREPARED, AND ON THEIR BEHALF TO THE TITLE COMPANY, LEADING INSTITUTION AND/OR GOVERNMENTAL AGENCY LISTED HEREON, AND THE SUCCESSORS AND/OR ASSIGNEES OF THE LEADING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. LOCATIONS OF UNDERGROUND IMPROVEMENTS OR ENROUCHMENTS, IF ANY EXIST EXCEPT AS SHOWN HEREON, ARE NOT KNOWN AND ARE NOT COVERED BY THIS CERTIFICATION.

COPYRIGHT 2020 F. MICHAEL HEMMER, L.S. P.C. ALL RIGHTS RESERVED

Field Book: PWD 5.A	Project No: 14-109
Drawn By: TMH-ER	Drawing Name: 14-09.DWG
Checked By: [Blank]	Scale: 1" = 30'
Reviewed By: [Blank]	Date: 17 OCT 2014
Revisions:	
01AUG20 SITE UPDATE	
18SEP20 SITE UPDATE	

PROPERTY SITUATE AT
5 BAY VIEW DRIVE
BAY POINT, NEW YORK
COUNTY OF SUFFOLK, TOWN OF SOUTHAMPTON
DISTRICT 900, SECTION 9, BLOCK 1, LOT 3

PREPARED BY
F. MICHAEL HEMMER, L.S., P.C.
PROFESSIONAL SURVEYING SERVICES
PO BOX 1325, 848 HARBOR, NEW YORK 11963
(631) 725-7199 INFO@FMHLS.COM

Sheet Title: **SITE SURVEY**

