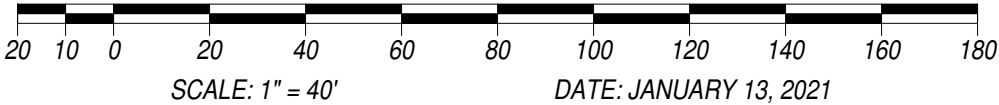


SURVEY OF
DESCRIBED PROPERTY
SITUATE AT
HAMPTON BAYS

TOWN OF SOUTHAMPTON
SUFFOLK COUNTY, NEW YORK
S.C.T.M. DIST. 900 SEC. 174 BLK. 1 LOT 9



LOT AREA: 20,645 SQ.FT. = 0.474 ACRES
CURRENT ZONING: R-20
STORMWATER MANAGEMENT ZONE
WATER QUALITY IMPROVEMENT OVERLAY: HIGH PRIORITY

ALLOWABLE LOT COVERAGE: 20% = 4,129 SQ.FT.
LOT COVERAGE: 1,411 SQ.FT. = 6.8%

REAR YARD LOT AREA: 8,165 SQ.FT.
ALLOWABLE REAR YARD LOT COVERAGE: 1,633 SQ.FT.
REAR YARD LOT COVERAGE: 623 SQ.FT. = 7.6%

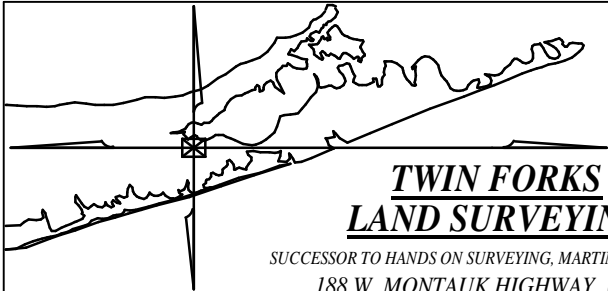
SANITARY TRIANGULATION DIMENSIONS

	OWTS	DB	LM1	LM2	LM3	LM4
CORNER A	44'	42'	33'	36'	22'	15'
CORNER B	20'	31'	26'	33'	47'	43'

SANITARY SYSTEM LOCATION AS PER OTHERS.
WATERLINE LATERAL, UNDERGROUND UTILITY LOCATIONS, &
DRY WELL LOCATIONS AS PER OTHERS AND ARE NOT GUARANTEED
BY TWIN FORKS LAD SURVEYING.

CERTIFIED TO: JARED WEITZ
ALLISON WEITZ
BENCHMARK TITLE AGENCY, LLC
AMTRUST TITLE INSURANCE COMPANY

JOB NO.: 2020-282
MAP NO.:
FILED:
REVISIONS:
ADD PROPOSED RETAINING WALLS
& GRADING PLAN FOR SANITARY DESIGN 2/28/21
ADD SANITARY PLAN & REGRADE 4/19/21
UPDATE & RECERTIFY TO NEW OWNER: 3/22/22
REPLACE MISSING DISTANCE ALONG NORTH PL 4/13/22
FINAL SURVEY: 10/6/22

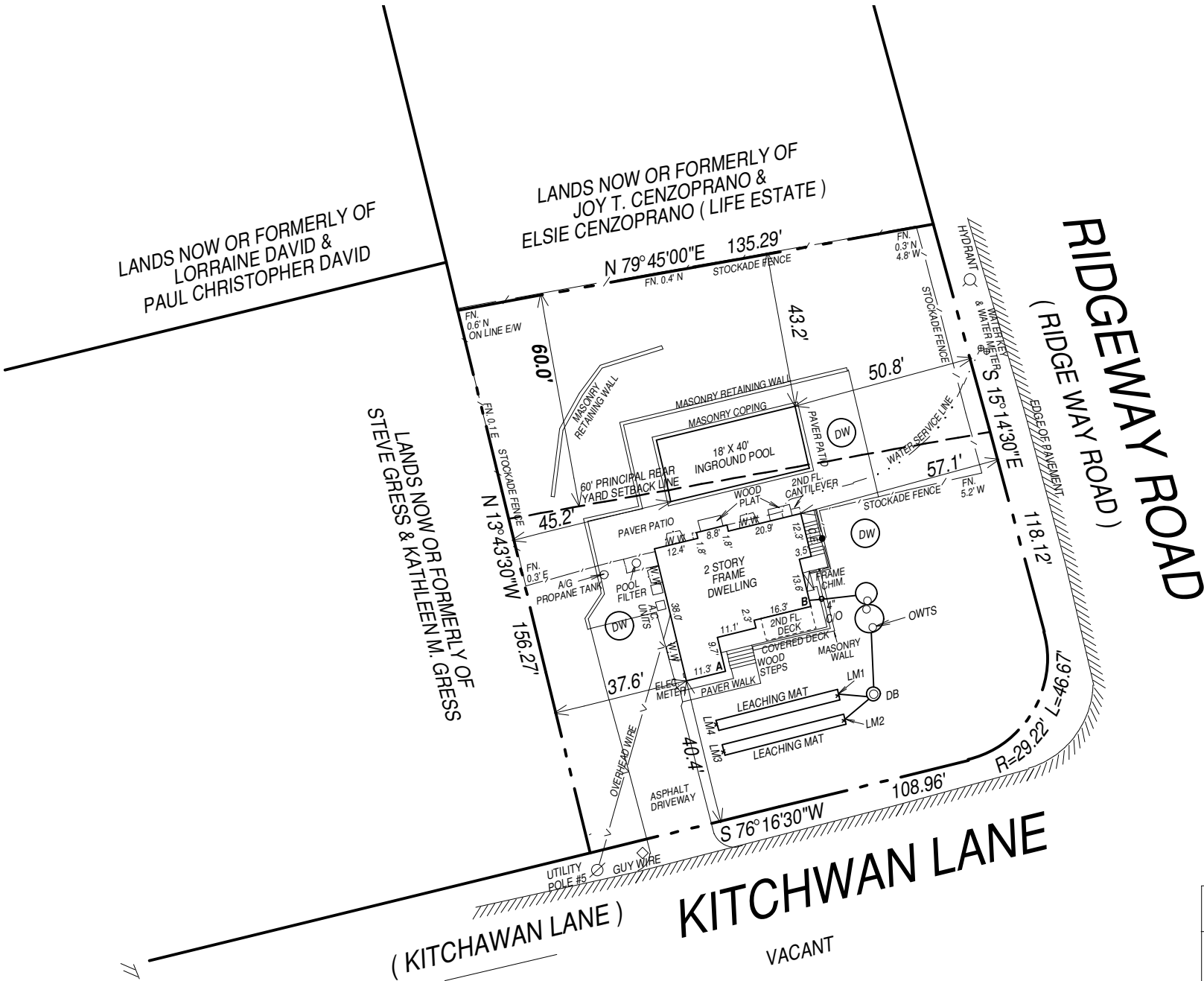
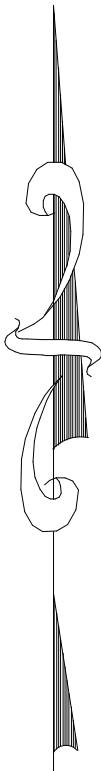


TWIN FORKS
LAND SURVEYING

SUCCESSOR TO HANDS ON SURVEYING, MARTIN D. HAND L.S.
188 W. MONTAUK HIGHWAY, UNIT E3
HAMPTON BAYS, NEW YORK 11946
(V) 631-369-8312 - (F) 631-369-8313
email: twinforkslandsurvey@yahoo.com

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CONSIDERED TO BE A VALID COPY AND SHALL NOT BE USED FOR ANY PURPOSE.

DIGITAL RELEASE



EASEMENT AND/OR SUBSURFACE
STRUCTURES RECORDED OR
UNRECORDED ARE NOT GUARANTEED
UNLESS PHYSICALLY EVIDENT AT THE
TIME OF SURVEY.

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 CONSTRUCTION.

UNAUTHORIZED ALTERATION OR ADDITION
TO THIS SURVEY IS A VIOLATION OF
SECTION 7209 OF THE NEW YORK STATE
EDUCATION LAW.

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EMBOSSED SEAL SHALL NOT BE CONSIDERED
TO BE A VALID TITLE COPY.

CERTIFICATIONS INDICATED HEREON SHALL RUL
ONLY TO THE PERSON(S) 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 INSTI-
TUTION. CERTIFICATIONS ARE NOT TRANSFERABLE
TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT
OWNERS.