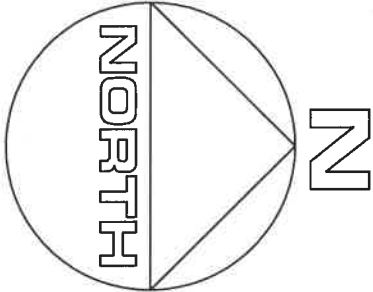
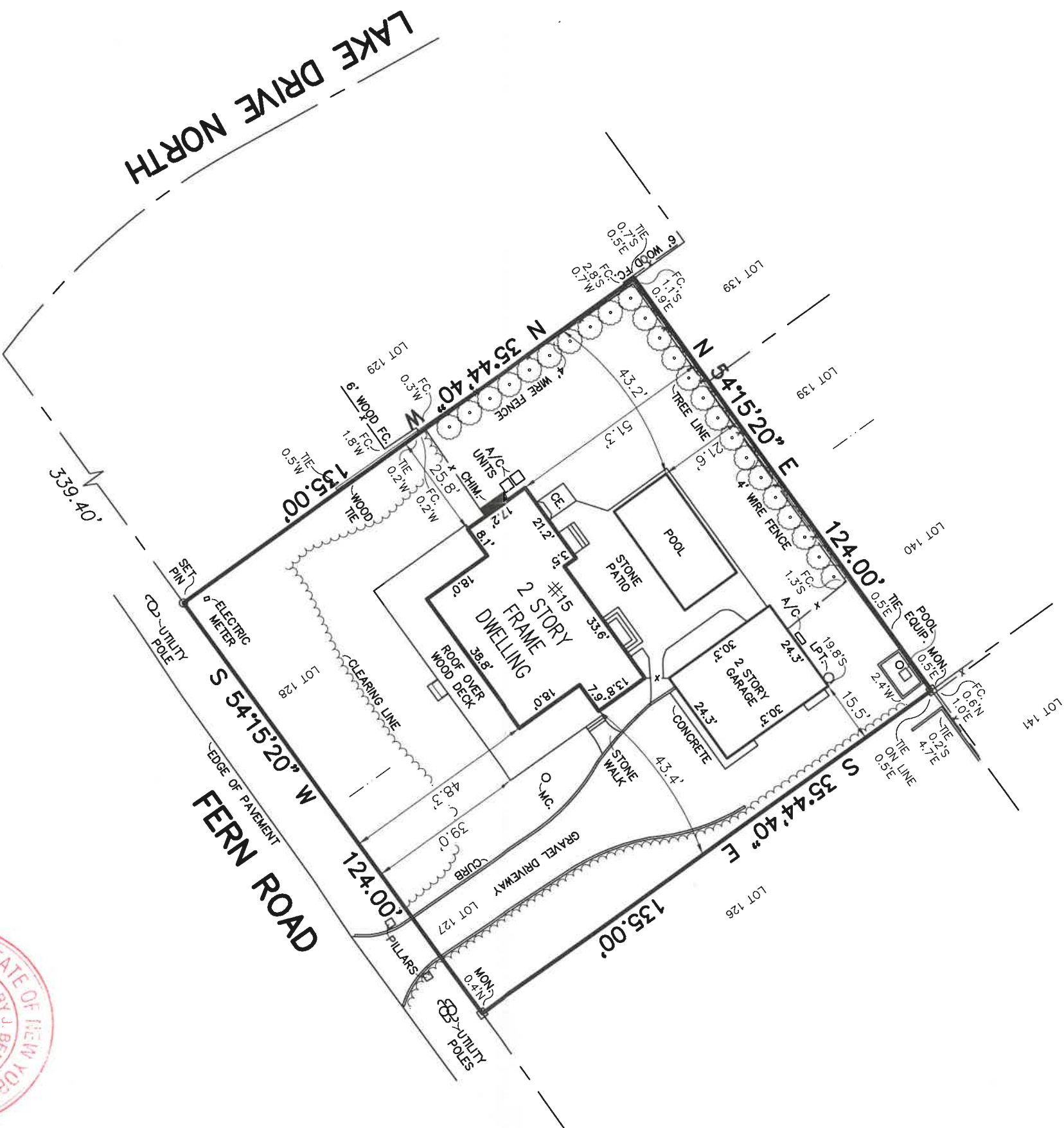


THE AREA OF THIS PROPERTY IS 16,740 S.F. OR 0.384 ACRES



**CLEARING CALCULATIONS**  
THIS PROPERTY IS NOT CURRENTLY IN THE AQUIFER PROTECTION OVERLAY.  
CLEARING RESTRICTIONS AS PER TOWN CODE SECTION 330-63 TO 69 DO NOT APPLY.  
SUBJECT TO ANY BUFFERS, WETLANDS AND/OR COVENANTS OF RECORD, IF ANY.  
EXISTING CLEARING IS 12,846 S.F. (76.7%)

**COVERAGE CALCULATIONS**  
ALLOWABLE LOT COVERAGE IS 3,348 S.F. (20%)  
EXISTING LOT COVERAGE IS 3,137 S.F. (18.7%)



CHIM. = CHIMNEY  
MC. = METAL COVER  
EQUIP. = EQUIPMENT  
CE. = CELLAR ENTRANCE  
LPT. = LIQUID PROPANE TANK  
**CERTIFIED TO:**

Colin Brown



GUARANTEES INDICATED SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND/OR AGENCY, AND ARE NOT TRANSFERABLE.

S.C.T.M. NO. 900 — 31 — 3 — 17

**SURVEY OF: LOTS 128 & 127**

**MAP OF BAY VIEW OAKS**

FILED DEC. 12, 1947 — AS No. 1594

**SITUATED IN: NORTH SEA**

**SUFFOLK COUNTY, NEW YORK**

**DATE: 1/29/2024**

**JOB NO. G24-9890**

**SCALE: 1" = 30'**

**GaryBenzLS@yahoo.com / (631) 648-9348**

**GARY BENZ, L.S.**

Surveying and Land Planning  
527-B Hawkins Avenue  
Ronkonkoma, N.Y. 11779

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.