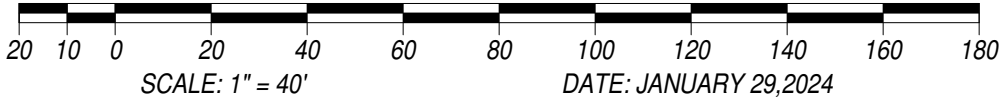


**SURVEY OF
DESCRIBED PROPERTY
SITUATE AT
NORTH SEA
TOWN OF SOUTHAMPTON
SUFFOLK COUNTY, NEW YORK
S.C.T.M. DIST. 0900 SEC. 34 BLK 2 LOT 13**



LOT AREA: 40,001 SQ.FT. = 0.918 ACRES
CURRENT ZONING: CR-200
ZONING AS PER SINGLE & SEPERATE ABSTRACT TO 1972 - §330-115 D
WATER QUALITY IMPROVEMENT OVERLAY: MEDIUM PRIORITY

LOT DEPTH: 237.82'

PRINCIPAL REAR YARD SETBACK AS PER §330-115 D(2)
237.82' X 0.3 = 71.35' P/R/Y S/B

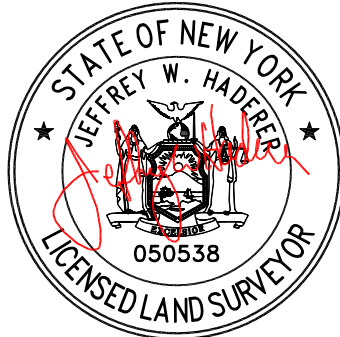
AQUIFER PROTECTION OVERLAY DISTRICT:
ALLOWABLE CLEARING: 50% = 20,000 SQ.FT.
CLEARING: 17,436 SQ.FT. = 43.6%

ALLOWABLE LOT COVERAGE AS PER §330-115 D(4): 20% = 8,000 SQ.FT.
LOT COVERAGE: 3,801 SQ.FT. = 9.5%

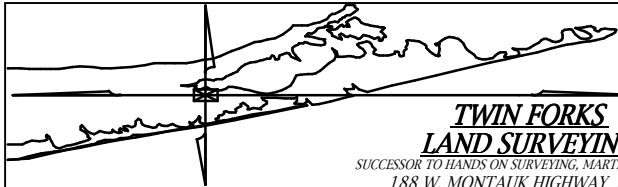
ALLOWABLE PRINCIPAL REAR YARD ACCESSORY COVERAGE: 50%
P/R/Y S/B AREA: 12,001 SQ.FT.
12,001 x .5 = 6,000 SQ.FT. = 50%
FINAL P/R/Y S/B ACC. COVERAGE: 702 SQ.FT. = 5.8%

CERTIFIED TO: 116 MIDDLE LINE LLC

JOB NO.: 2023-159
MAP NO.:
FILED:
REVISIONS:
LOCATE DWY GATE &
APRON 5/4/24



JEFFREY W. HADERER L.S.
LICENSE NO.: 050538



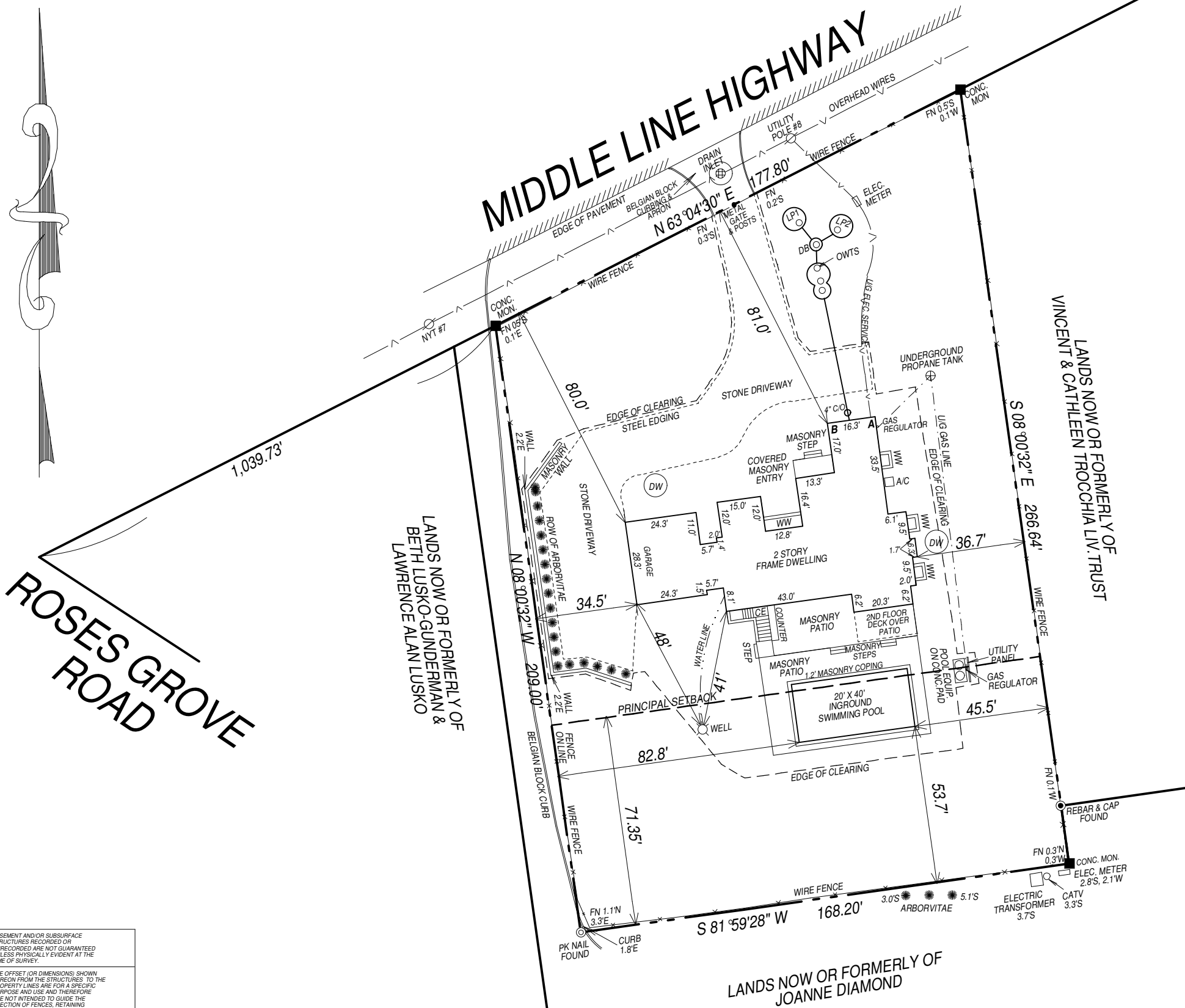
SUCCESSOR TO HANDS ON SURVEYING, MARTIN D. HAND L.S.
188 W. MONTAUK HIGHWAY, UNIT E3
HAMPTON BAYS, NEW YORK 11946
(V) 631-369-8312 - (F) 631-369-8313
email: twinforkslandsurvey@yahoo.com

COPIES OF THIS SURVEY MAP, EITHER PAPER OR ELECTRONIC, NOT BEARING
THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL SHALL NOT BE
CONSIDERED TO BE A VALID COPY AND SHALL NOT BE USED FOR ANY PURPOSE.

SANITARY TRIANGULATION DIMENSIONS

	OWTS	DB	LP1	LP2
CORNER A	55'	62'	71'	65'
CORNER B	54'	61'	69'	66'

NOTE:
THE LOCATION OF CESSPOOLS, WELLS AND OTHER
UNDERGROUND INSTALLATIONS, IF ANY ARE SHOWN IN
ACCORDANCE WITH SOURCES BELIEVED TO BE ACCURATE.
HOWEVER, THIS OFFICE DOES NOT ASSUME
RESPONSIBILITY FOR THEIR ACCURACY



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.

COPIES OF THIS SURVEY MAP NOT BEARING
THE LAND SURVEYORS INKED SEAL OR
EMBOSSED SEAL SHALL NOT BE CONSIDERED
TO BE A VALID TITLE COPY.

CERTIFICATIONS INDICATED HEREON SHALL RUN
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.

DIGITAL RELEASE