

SURVEY OF PROPERTY
PROPERTY LOCATED AT BRIDGEHAMPTON
LOT No. 3
MAP OF LS DEVELOPMENT
FILED: OCTOBER 16, 2013; FILE No. 11932
TOWN OF SOUTHAMPTON
SUFFOLK COUNTY, NEW YORK
S.C.T.M. # 900-051-01-17.12
AREA = 45.916 SF. = 1.0541 ACRES
SCALE: 1"=50'

NOTE: THE EXISTENCE OF RIGHT OF WAYS,
WETLANDS AND/OR EASEMENTS OF RECORD
IF ANY, NOT SHOWN ARE NOT GUARANTEED.

PROPERTY ZONED: R-40 PER FILED MAP

COVERAGE CALCULATIONS:

LOT AREA = 45.916 SF.
MAXIMUM LOT COVERAGE = 9.183 SF. = 20.0%
EXISTING LOT COVERAGE = 5.035 SF. = 10.97%

NOTE: WATER SERVICE AND SEPTIC SYSTEM
LOCATION BY OTHERS. B.O.H. REF. No. R09-13-0480

MAIN RES. SEPTIC LOCATION

	"A"	"B"
S.T.	41.4'	23.8'
L.P. 1	41'	41'
L.P. 2	56'	34'
L.P. 3	62'	19'

POOL HOUSE SEPTIC LOCATION

	"C"	"D"
S.T.	30.5'	29.6'
L.P.	37'	32.5'

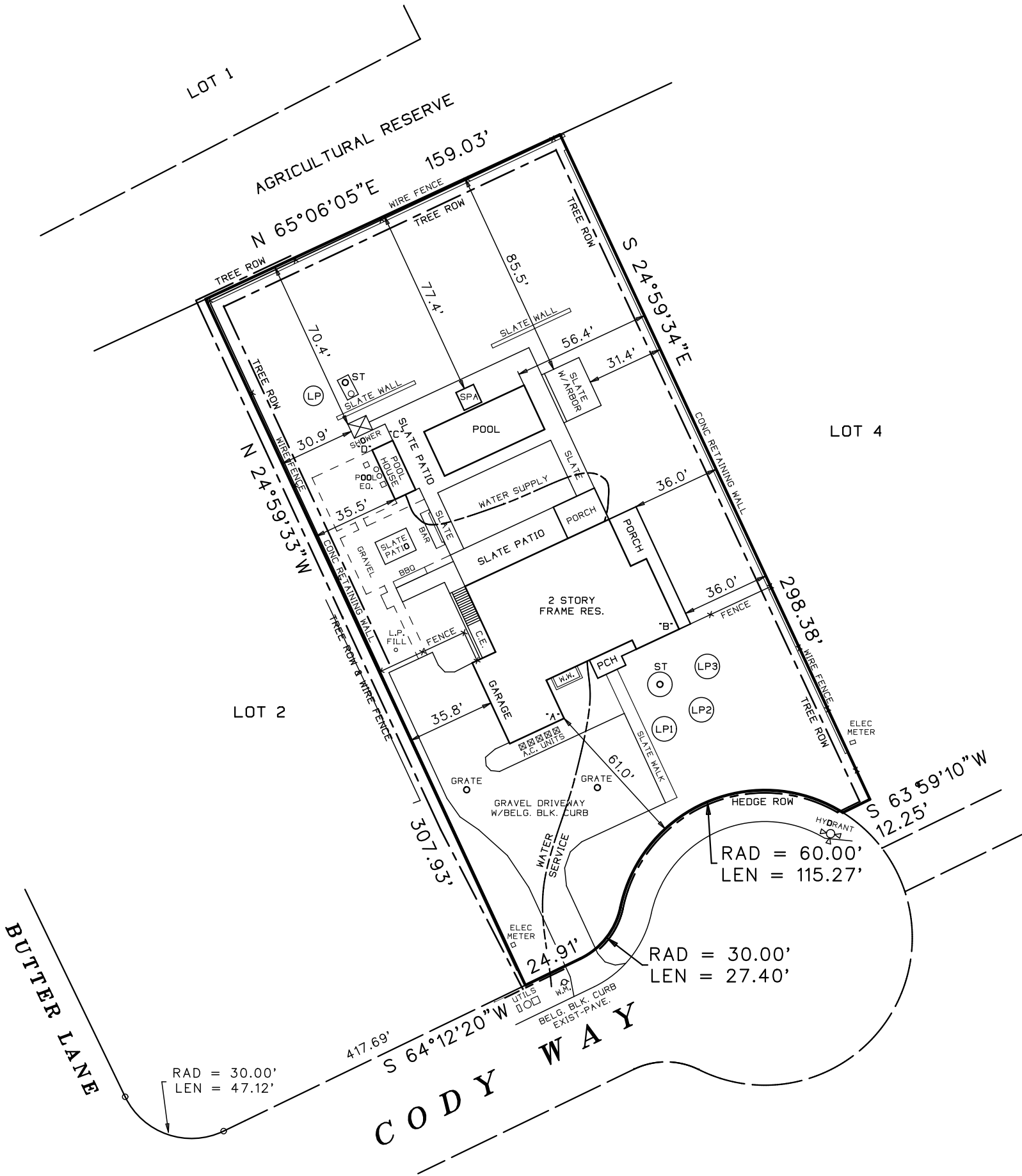
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A
LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209
SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.
ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL
OF THE LAND SURVEYOR'S EMBOSSED SEAL OR INKED SEAL SHALL BE CONSIDERED
TO BE VALID COPIES

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED
IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS
ADOPTED BY THE N.Y. STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.
SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON 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
INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS
OR SUBSEQUENT OWNERS.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.

ALL NATURAL FEATURES SHOWN ON SURVEY, INCLUDING BUT NOT LIMITED TO
BLUFF CREST, CLEARING, AND WETLANDS SHOULD BE VERIFIED WITH THE
APPROPRIATE REGULATORY AGENCY.

3519-B



SURVEYED BY:
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JUNE 18, 2018

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6 CODY WAY
BRIDGEHAMPTON, NY

corcoran



SITE PLAN

Plans shown are for presentation purposes only and are not part of any legal document or title. They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference. Interested parties should make their own inquiries using independent sources.