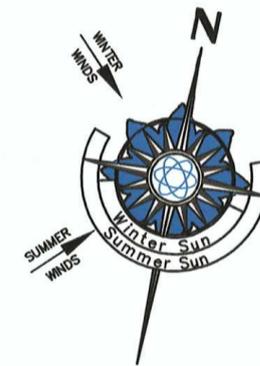


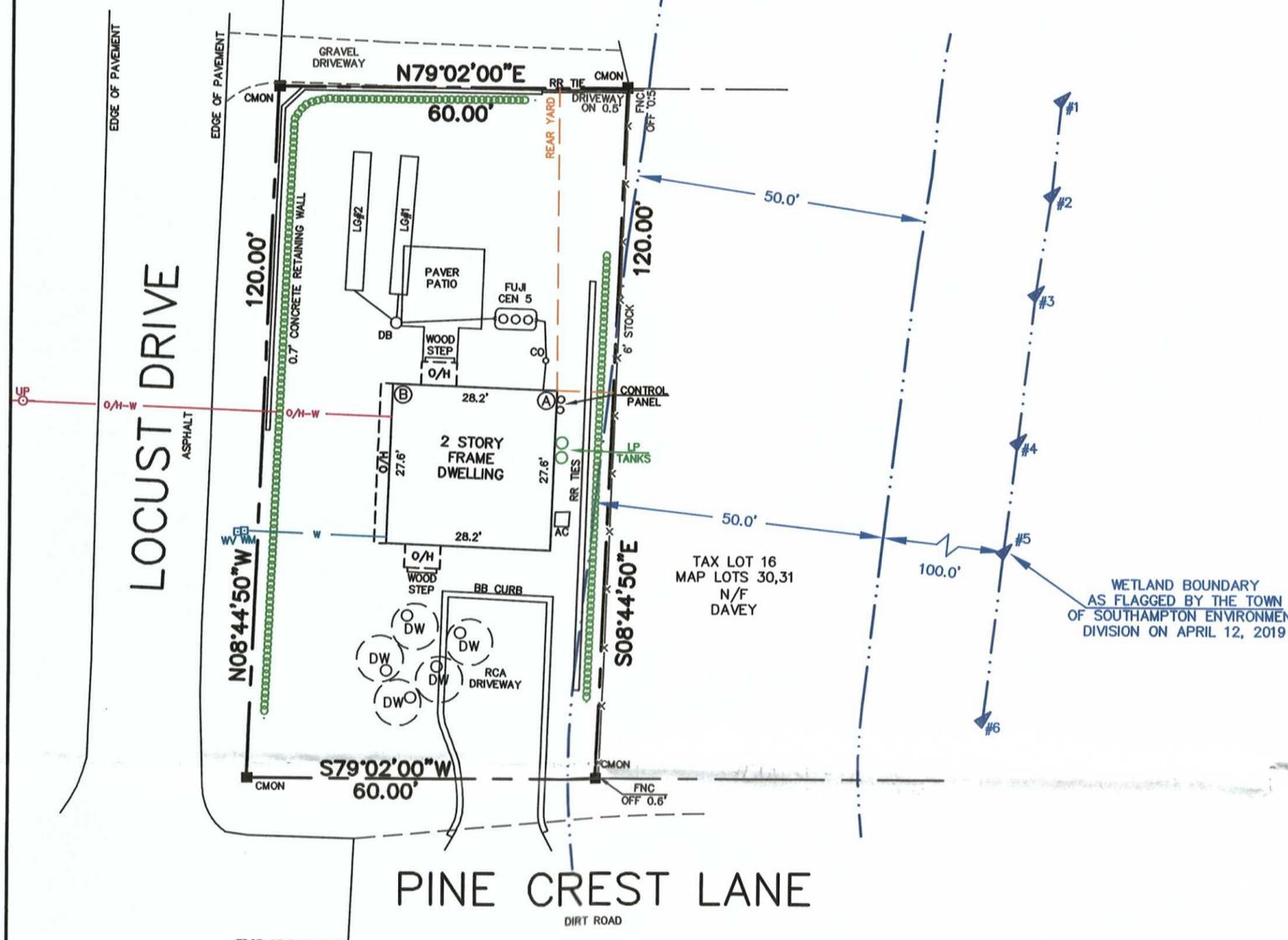
- MONUMENT
- CONG. or STONE
- ▲ STAKE
- ▲ WOOD or
- ▲ PLASTIC
- SPIKE, REBAR,
- IRON PIPE, ETC

North American Vertical Datum 1988



Deed North

TAX LOT 15
MAP LOT 32
N/F
ROGINSKA



TAX LOT 16
MAP LOTS 30,31
N/F
DAVEY

PINE CREST LANE

TAX LOT 47
MAP LOTS 53-55
N/F
SIMONSON

TAX LOT 48
MAP LOT 56
N/F
NENNINGER

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 LOT 29 ON "SUBDIVISION MAP; OF; BILDZIS PROPERTY; SITUATE; NOYACK; TOWN OF SOUTHAMPTON; SUFFOLK COUNTY, N.Y." BY THEODORE F. SQUIRES, SOUTHAMPTON, NY, FILED DEC 16, 1947 AS FILE MAP No. 1595.
3. SUBJECT PROPERTY IN ZONE "R20" WITH NO OVERLAY DISTRICT PER TOWN OF SOUTHAMPTON GEOGRAPHIC INFORMATION SYSTEM, APRIL 30, 2019. ALL ZONING REGULATIONS AND RESTRICTIONS SHOWN HEREON MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.
4. ALL NATURAL FEATURES SHOWN HEREON, INCLUDING BUT NOT LIMITED TO BLUFF CREST AND CLEARING LINES, MUST BE VERIFIED WITH APPROPRIATE REGULATORY AGENCIES.
5. SUBJECT PROPERTY IN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD ZONE "X 1.0%" AS SHOWN ON FLOOD INSURANCE RATE MAP FM36103C0527H, LAST REVISED SEPTEMBER 25, 2009.
6. AS EVIDENCED BY OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, SOME OF OR 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 GUARANTY, EITHER EXPRESS OR IMPLIED, IS EXTENDED TO THE LOCATION OR COMPLETENESS OF INFORMATION WITH RESPECT TO UNDERGROUND UTILITIES SHOWN HEREON. CERTIFICATION IS EXTENDED ONLY TO THE ACCURATE PLOTTING OF LOCATION DATA AS PROVIDED IN SKETCH FORMAT OR AS LOCATED BY FIELD MEASUREMENT OF SURFACE MARK OUT.

TOTAL LOT AREA
7,195± SQ. FT.
0.165± ACRES.

TABLE OF AREAS	(SQ. FT.)
TOTAL LOT SIZE	7,195

EXISTING TOTAL BUILDING COVERAGE	778
ALLOWED TOTAL BUILDING COVERAGE	1,439
(7,195 * 0.20)	

EXISTING REAR YARD COVERAGE	0
ALLOWED REAR YARD COVERAGE	282
(564 * 0.50)	

CERTIFIED TO:
45 PINECREST LANE LLC

RECEIVED

SEP 25 2025

Town of Southampton
Environment Division

APPROVED

NOV 04 2025

Town of Southampton
Environment Division

Field Work: TP,AA	Project No: 21-140
Drawn By: AEC	Drawing Name: 21-140 CO
Checked By: RCH	Scale: 1" = 20'
Reviewed By: FD	Date: 15 APR 2019
Revisions:	
20SEP21	TITLE SURVEY
28OCT21	TITLE CERTS. REV.
02NOV21	TITLE CERTS. REV.
04NOV21	TITLE CERTS. REV.
08MAR23	AS-BUILT TRANS
06SEP23	PROP CANTILEVER
19SEP23	SPOT GRADES
11JUN25	AS-BUILT UPDATE
30JUN25	SITE UPDATE
14AUG25	SEPTIC LOC UPDATE

45 PINECREST LANE LLC

PROPERTY SITUATE AT
45 PINE CREST LANE
NOYAC, NEW YORK
COUNTY OF SUFFOLK, TOWN OF SOUTHAMPTON
DISTRICT 900, SECTION 18, BLOCK 1, LOT 17

TSPE TRISTATE
PLANNING ENGINEERING &
LAND SURVEYING, P.C.

3330 NOYACK ROAD, BUILDING B
SAB HARBOR, NY 11963
(631)725-7199 SURVEY@TSPE.COM

Sheet Title:
CERTIFICATE OF OCCUPANCY SURVEY

Sheet
1 OF 1

SANITARY LOCATION TIES

ITEM	DIST 'A'	DIST 'B'
CEN 5	15.5'	22.0'
DB	30.0'	10.5'
LG#1	32.0'	15.5'
LG#1	47.5'	39.0'
LG#2	39.0'	17.5'
LG#2	52.5'	39.5'

*SEPTIC SYSTEM TIE-DIMENSIONS SHOWN AS
PER INFORMATION PROVIDED BY CCM SITENWORK



CERTIFICATION & ALTERATION NOTE:

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. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON(S) FOR WHOM THE SURVEY IS PREPARED, AND ON THEIR BEHALF TO THE TITLE COMPANY, LENDING INSTITUTION AND/OR GOVERNMENTAL AGENCY LISTED HEREON, AND THE SUCCESSORS AND/OR ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. LOCATIONS OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY EXIST EXCEPT AS SHOWN HEREON, ARE NOT KNOWN AND ARE NOT COVERED BY THIS CERTIFICATION.

