

SURVEY OF PROPERTY

LOT 3

Map of

HEDGEFARM AT SAGAPONACK

Filed March 31, 1981 as map no. 6968

Situate

INCORPORATED VILLAGE OF SAGAPONACK

Town of Southampton

Suffolk County, New York

SCALE: 1" = 40'

OVERALL LOT AREA: 94.165 sq. ft.

or 2.1617 acres

LOT AREA EXCL. COMMON DRIVEWAY : 85,644 sq. ft.

or 1.9661 acres

SAGAPONACK ZONING DISTRICT: "R-120"

FILED MAP ZONING: "R-60"

Certified only to:

Land Now or Formerly of

Karina Butler

Well & Cesspools Over 100'

Chandler Hedges LLC

TIES TO SEPTIC SYSTEM

	A	B
ST 1	40.5'	27.5'
2	49.5'	54'
3	47.5'	40'
	64'	46'

Land Now or Formerly of

Andrew & Ellen Rosengard

Well & Cesspools Over 100'

TOTAL LOT COVERAGE CALCULATION

Existing Total Lot Coverage: 27,634 sq. ft. (32.27%)

Permitted Total Lot Coverage: 29,975 sq. ft. (35%)

*Total Lot Coverage Includes Driveways

REAR YARD COVERAGE CALCULATION

Area of Rear Yard: 19,916 sq. ft.

Existing Rear Yard Coverage: 1,583 sq. ft. (18.49%)

Permitted Rear Yard Coverage: 3,988 sq. ft. (20%)

"R-60" SETBACKS:

Principal

Front Yard: 80'

Side (Min. for 11: 25'

Side (Total for both): 65'

Rear Yard: 100'

Accessory

Front Yard: 90'

Side & Rear Yard: 30'

- indicates found concrete monument.
- indicates set iron spike.
- indicates set 12" iron pin.

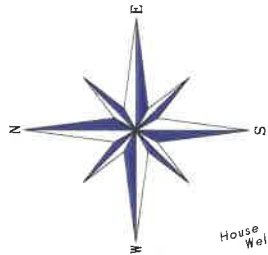
NOTES:

- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-section 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 herein signify that this survey was prepared in accordance with the standards and practices of 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 shall not be construed to constitute a warranty or representation of the accuracy of the survey or the fitness of the land for any particular purpose. Certifications are not transferable to additional institutions or subsequent owners.
- Underground improvements or encroachments, if any, are not shown hereon.
- The existence of rights of ways, easements and/or encroachments of record, 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.
- Elevations shown are based on USC & OS datum (NAVD 1988).

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SCTM No. 908-006-1-23
SCDHS Ref. #R09-13-0073

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House (R09-11-0067)
Well Over 100'

House
Well & Cesspools Over 100'

Land Now or Formerly of
116 Hedges Lane Realty LLC

Lot 1

Lot 2

LOTS 2 & 3 SHARE A COMMON DRIVEWAY
(AS PER FILED MAP)

Hedges Lane

Edge of Pavement

Sagg Main Street