

PROPERTY LOCATED AT BRIDGEHAMPTON
 LOT No. 38
 MAP OF SAGG POND ESTATES, SECTION ONE
 FILED NOVEMBER 28, 1961. FILE NO. 3465
 TOWN OF SOUTHAMPTON
 SUFFOLK COUNTY, NEW YORK
 S.C.T.M. # 908-134-05-042
 AREA = 46,508 SF = 1.067 AC
 SCALE: 1"=50'

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

VERIFY USE OF "A" RESIDENCE ZONING PER FILE MAP
 OR USE OF R-40

PRINCIPAL STRUCTURE
 60' FRONT
 70' REAR
 20' MIN SIDE YARDS
 60' TOTAL SIDE YARDS

BUILDING COVERAGE
 = 20% R-40
 = 15% "A" RES

20% MAX ALLOWED PRINC. STR. REQ. REAR YARD COVERAGE (PER R-40)

ACCESSORY STRUCTURE
 70' FRONT
 20' SIDES & REAR (R-40)
 10' SIDES & REAR ("A" RES)

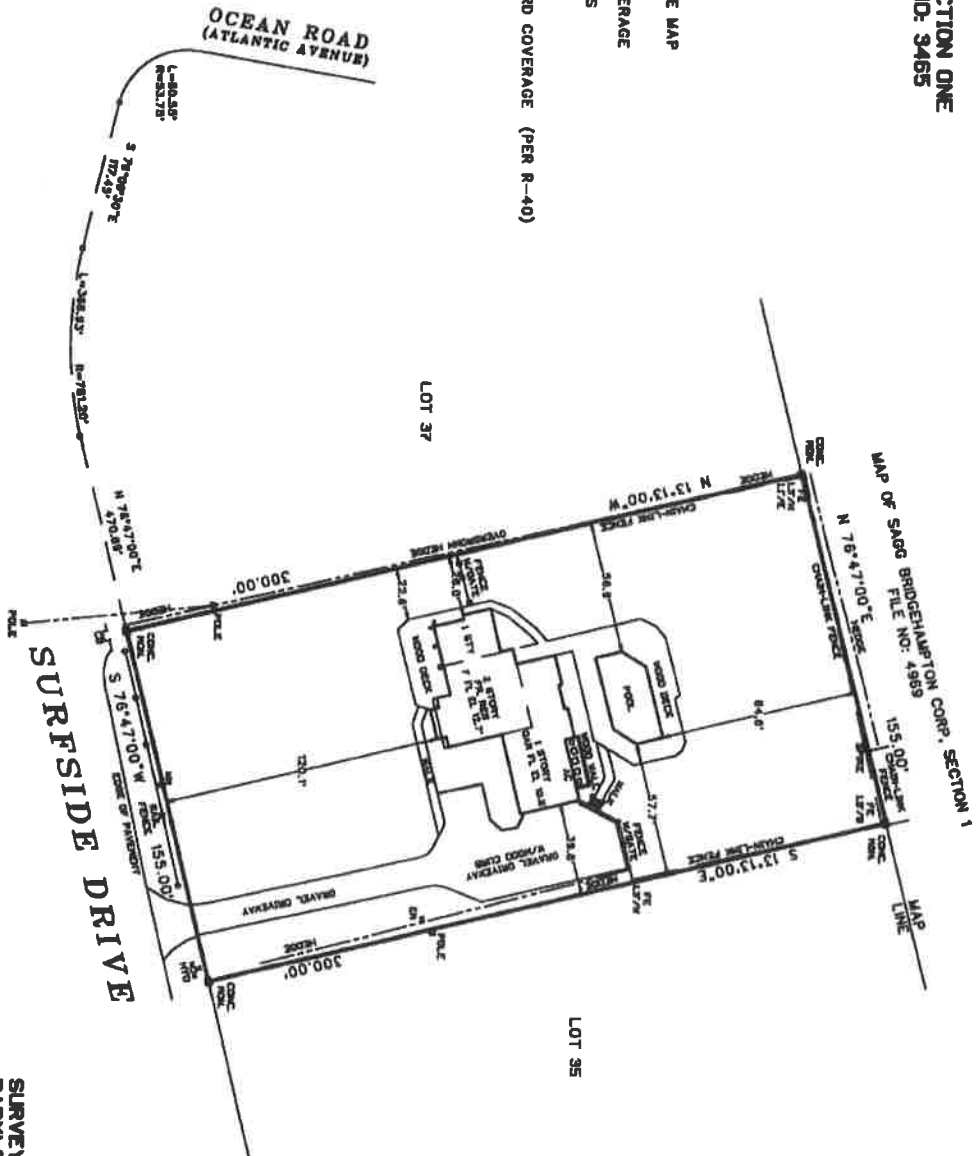
FEMA FLOOD ZONE AE (EL. 15)
 PANEL 36103C0543H

CONSTRUCTION ATTENTION IS DRAWN TO THE SLOPE OF A REMAINDER
 OF SECTION TWO OF THE NEW YORK STATE EASEMENT LAW
 CONCERNING THE RIGHT OF WAY EASEMENT. THE LAND EASEMENT, AND
 ON REMOVED REAL, SHALL NOT BE CONSIDERED TO BE A VALID TITLE COPY.
 THEREAFTER IN CERTAIN CASES, THE EASEMENT SHALL BE A VALID TITLE COPY.
 THE PERSON FOR WHOM THE EASEMENT IS REMOVED, AND ON THE REMOVAL TO
 THE LAND, THE EASEMENT SHALL BE A VALID TITLE COPY.
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CERTIFIED TO:
 112 SURFSIDE ASSOCIATES

John B. Bly

238653



SURVEYED BY:
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 AUGUST 4, 2016