

SURVEY OF PROPERTY

LOT 6
Map Of
DANIEL-HEDGES LLC
Filed September 14, 2007 as map no. 11568
Situates
INCORPORATED VILLAGE OF SAGAPONACK
Town Of Southampton
Suffolk County, New York

SCALE: 1" = 60'
AREA: 85,186 sq.ft.
or 1.9556 acres

Certified only to:
27 Roosters and the Sailor's
Knot, LLC
Fidelity National Title Insurance
Company of New York, Inc.

BUILDING ENVELOPE:
Front Yard Setback: 80'
Side Yard Setback: Minimum 25'
Total for both side yard setbacks: 65'
Rear Yard Setback: 100'

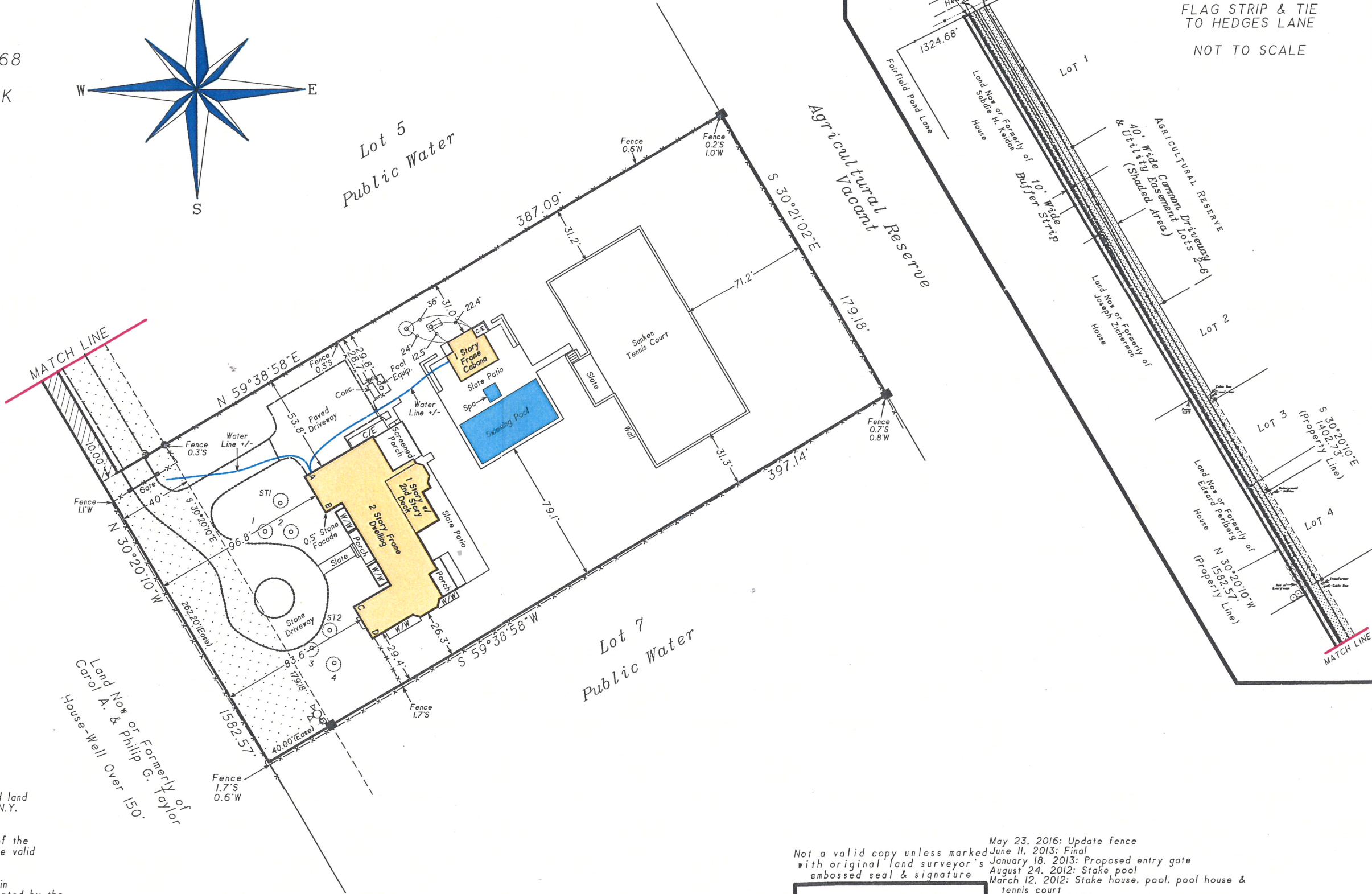
BUILDING COVERAGE CALCULATION:
Existing Building Coverage: 5,199 sq.ft. (6.10%)
Permitted Building Coverage: 8,518 sq.ft. (10%)

TOTAL LOT COVERAGE CALCULATION:
Existing Total Lot Coverage: 24,266 sq.ft. (28.49%)
Permitted Total Lot Coverage: 29,815 sq.ft. (35%)

REAR YARD COVERAGE CALCULATIONS:
Existing Rear Yard Coverage: 3,359 sq.ft. (18.75%)
Permitted Rear Yard Coverage: 3,583 sq.ft. (20%)
Area of Rear Yard - 17,918 sq.ft.
*Rear Yard Coverage includes tennis court playing surface only

TIES TO SEPTIC SYSTEM			
	A	B	C
ST1	19.8'	25.5'	
1	27'	35'	
2	31'	22'	
ST2		18.5'	24'
3		32.5'	34'
4		32.5'	25'

- NOTES:
- 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.
 - The existence of right of ways, wetlands and/or easements of record, if any, not shown are not guaranteed.
 - 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 & GS datum (NGVD 1929).



Not a valid copy unless marked with original (and surveyor's embossed seal & signature

May 23, 2016: Update fence
June 11, 2013: Final
January 18, 2013: Proposed entry gate
August 24, 2012: Stake pool
March 12, 2012: Stake house, pool, pool house & tennis court
January 8, 2012: Revise site plan
November 30, 2011: Revise site plan
August 25, 2011: Prepare site plan calculations
August 8, 2011: Revise proposed sanitary systems
July 18, 2011: Health Department

Oh



Surveyed: March 22, 2011
David L. Saskas
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