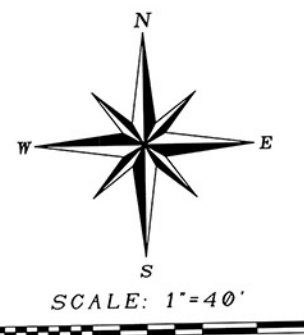


SURVEY OF PROPERTY
PROPERTY LOCATED IN THIE INC. VILLAGE OF SAGAPONACK
TOWN OF SOUTHAMPTON
SUFFOLK COUNTY, NEW YORK
S.C.T.M. # 908-007-01-20
AREA = 79.946 SF. = 1.8353 ACRES

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



PARSONAGE LANE

TOWN LINE ROAD

BUILDING COVERAGE CALCULATIONS:

LOT AREA = 79.943 SF.
AREA W/O FLAG = 61.775 SF.
MAXIMUM FLOOR AREA (FAR) =
61.775 - 40.000 X 0.05 + 5.000 = 6.089 SF.
(FLOOR AREAS PER ARCHITECT)
PROPOSED LOT COVERAGE:
FIRST FLOOR = 3.311 SF.
SECOND FLOOR = 2.749 SF.
TOTAL = 6.060 SF.

GROSS FLOOR AREA RATIO:

15% OF FAR + FAR =
6.089 X 0.15 = 0.913 SF.
6.089 + 0.913 = 7.002 SF.
FIRST FLOOR = 3.311 SF.
SECOND FLOOR = 2.749 SF.
UPPER FOYER = 192 SF.
ATTACHED GARAGE = 623 SF.
FRONT PORCH = 101 SF.
TOTAL = 6.976 SF.

TOTAL LOT COVERAGE CALCULATIONS:

LOT AREA = 79.943 SF.
AREA W/O FLAG = 61.775 SF.
MAXIMUM LOT COVERAGE = 24.710 SF. = 40.0%
HOUSE, PORCHES & W.W.'S = 5.657 SF.
POOL & PATIO = 2.556 SF.
TENNIS COURT = 6.325 SF.
DRIVEWAY & PARKING = 5.981 SF.
FRONT WALKWAY = 378 SF.
TOTAL = 20.897 SF.



AREA OF 100' REQUIRED YEAR YARD = 23.617 SF.
MAXIMUM COVERAGE = 4.723 SF. = 20.0%
EXISTING YEAR YARD COVERAGE = 6.634 SF. = 28.09%

TENNIS COURT = 3.660 SF.
FRAME SHED = 145 SF.
ROOFED PATIO = 142 SF.
POOL, PATIOS AND DECKING = 2.687 SF.
EXISTING TOTAL = 6.634 SF.
PROPOSED YEAR LOT COVERAGE =
HOUSE PATIO = 187 SF.
POOL & PATIO = 2.556 SF.
TENNIS COURT = 1.908 SF.
PROPOSED TOTAL = 4.651 SF.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION
OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED
OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

GUARANTEES OR CERTIFICATIONS INDICATED HEREON 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.
GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL
INSTITUTIONS OR SUBSEQUENT OWNERS.

2872-DV

SURVEYED BY:
STEVEN BARYLSKI
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SOUTHAMPTON, N.Y. 11969
APRIL 17, 2014

5-19-2014: ADD SITE PLAN
6-17-2014: REVISED SITE PLAN
10-27-2014: REVISED T.C. & PARKING
11-3-2014: REVISED PROP PARKING
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