SURVEY OF
DESCRIBED PROPERTY
SITUATE AT
EAST HAMPTON
TOWN OF EAST HAMPTON
SUFFOLK COUNTY, NEW YORK
S.C.T.M. DIST. 0300 SEC.163 BLK. 03 LOT 3 & 4

15 8 0 15 30 45 60 75 90 105 120 135

SCALE: 1" = 30'

DATE: JUNE 4, 2016

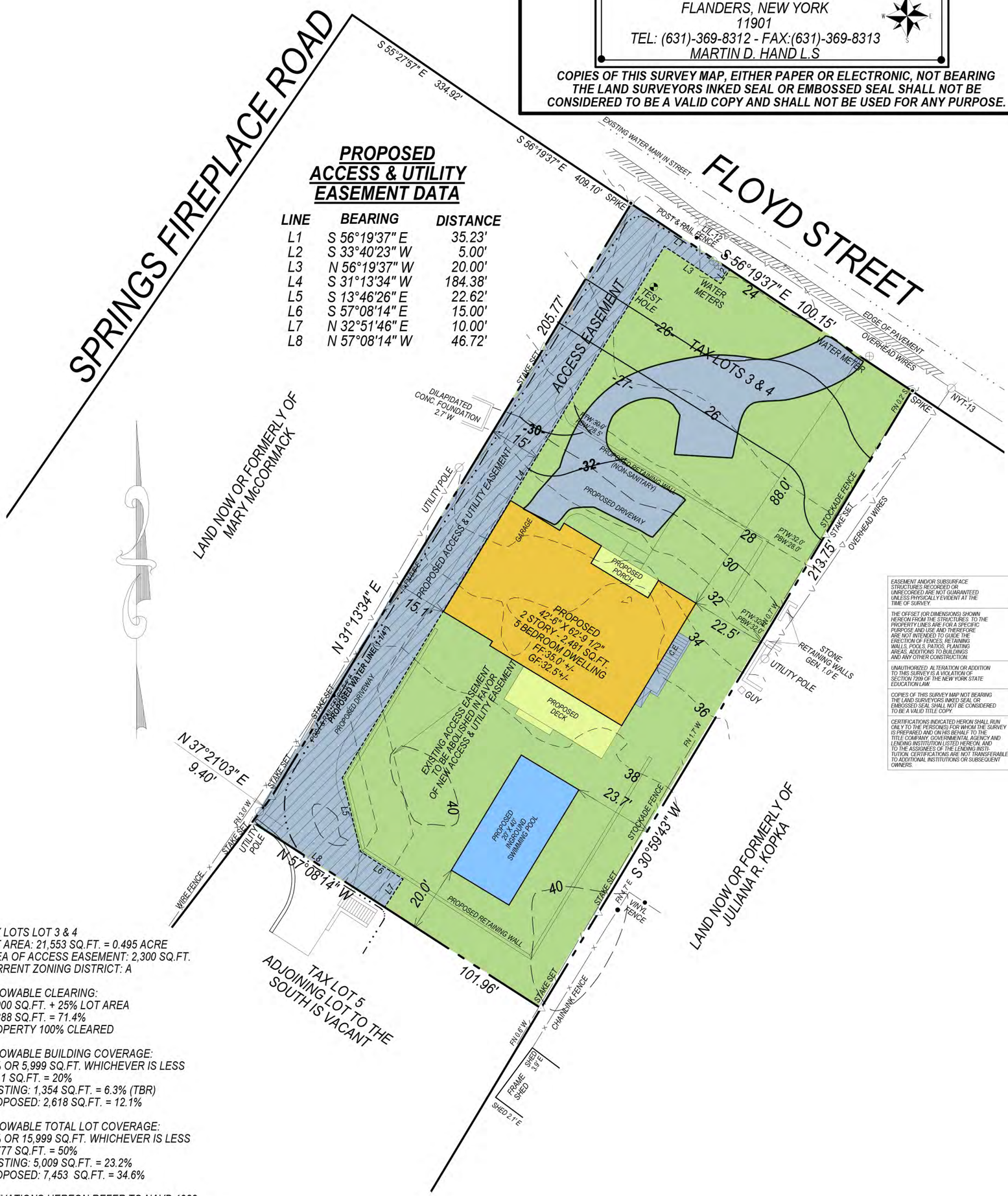
CERTIFIED TO: 51 FLOYD STREET, LLC
OMNI TITLE AGENCY
FIRST AMERICAN TITLE INSURANCE COMPANY

JOB NO.: 2016-182
MAP NO.:
FILED:
REVISIONS:
REV.TIE DISTANCE 6/23/16
PREP. FOR ARB 6/28/16
PREP FOR SCDHS APPLIC. 7/23/16
PROP. NEW ACCESS & UTIL. EASE. 9/2/16

LICENSE NO.: 050363

HANDS ON SURVEYING
26 SILVER BROOK DRIVE
FLANDERS, NEW YORK
11901
TEL: (631)-369-8312 - FAX:(631)-369-8313
MARTIN D. HAND L.S

COPIES OF THIS SURVEY MAP, EITHER PAPER OR ELECTRONIC, NOT BEARING THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID COPY AND SHALL NOT BE USED FOR ANY PURPOSE.



PROPOSED ACCESS & UTILITY EASEMENT DATA

LINE	BEARING	DISTANCE
L1	S 56°19'37" E	35.23'
L2	S 33°40'23" W	5.00'
L3	N 56°19'37" W	20.00'
L4	S 31°13'34" W	184.38'
L5	S 13°46'26" E	22.62'
L6	S 57°08'14" E	15.00'
L7	N 32°51'46" E	10.00'
L8	N 57°08'14" W	46.72'

EASEMENT AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT AT THE TIME OF SURVEY.

THE OFFSET (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITIONS TO BUILDINGS AND ANY OTHER CONSTRUCTION.

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

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CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON(S) 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.

TAX LOTS LOT 3 & 4
LOT AREA: 21,553 SQ.FT. = 0.495 ACRE
AREA OF ACCESS EASEMENT: 2,300 SQ.FT.
CURRENT ZONING DISTRICT: A

ALLOWABLE CLEARING:
10,000 SQ.FT. + 25% LOT AREA
15,388 SQ.FT. = 71.4%
PROPERTY 100% CLEARED

ALLOWABLE BUILDING COVERAGE:
20% OR 5,999 SQ.FT. WHICHEVER IS LESS
4,311 SQ.FT. = 20%
EXISTING: 1,354 SQ.FT. = 6.3% (TBR)
PROPOSED: 2,618 SQ.FT. = 12.1%

ALLOWABLE TOTAL LOT COVERAGE:
50% OR 15,999 SQ.FT. WHICHEVER IS LESS
10,777 SQ.FT. = 50%
EXISTING: 5,009 SQ.FT. = 23.2%
PROPOSED: 7,453 SQ.FT. = 34.6%

ELEVATIONS HEREON REFER TO NAVD 1988
NO SURFACE WATER EVIDENT WITHIN 300'
ALL PROPERTIES WITHIN 150' ARE IMPROVED
UNLESS OTHERWISE NOTE AND SERVICED BY PUBLIC WATER

PROPERTY LIES WITHIN FLOOD ZONE X AS
DEPICTED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP
MAP NO.: 36103C0556 H - EFFECTIVE DATE: SEPTEMBER 25,2009