S.C.T.M. # 301-009-05-3

AREA = 53.765 SF. = 1.2343 ACRES

SCALE: 1"=50"

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

## **EXISTING COVERAGE CALCULATIONS:**

EXISTING LOT COVERAGE = MAIN RESIDENCE, PORCHES ROOF, C.E. = 4,348 SF. PAVER WALKS = 680 SF. POOL HOUSE = 150 SF. COTTAGE = 795 SF. GUEST COTTAGE = 233 SF. POOL, PATIO & PATIO = 2.700 SF.

TOTAL LOT COVERAGE = 8.906 SF. ALLOWABLE TOTAL LOT COVERAGE = 11.253 SF.



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UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7289 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.

E. ELLENBOGEN WIRE FENCE COR. 2.2'/N & 1.5'/W 208.00 RAIL FENCE N 75°09'00"E HIGHWAY BEHIND THE POND FENCE 0.6'/N (2 STORY) 52.5' 06°39'00' 10°00°00"E 273.03, GRAVEL ROOF DRIVEWAY Ź GEN. LINE OF OVERGROWN PRIVET HEDGE WITH WIRE FENCE POOL SLATE S HIGHW' RAIL FENCE 6.2'/E POOL HOUSE LAND N/F PLAY AREA (SWING SET) 20,00 J. D. MARVER FENCED WIRE FENCE COR. 3.0'/W & 0.8'/S 15.5' HIGH POSTS I STORY GUEST COTTAGE LSTORY 470.20 z 100 195.00 GEN. LINE OF 60 BEHIN 25 4.9'/N N 73°35'00"E 4.8'/N GRAVEL DRIVEWAY 0, s 73°35'00"W 21

GEN. LINE OF

LAND N/F M. & D. KENNEDY

LAND N/F

SURVEYED BY: STEVEN BARYLSKI N.Y.S. Lic. No. 050453 P.O. BOX 6005 SOUTHAMPTON, N.Y. 11969 MAY 23, 2005

7-25-2006: UPDATE SURVEY (FENCES) 11-11-2011: ADD SITE PLAN 12-15-2011: RELOCATE GEN. 2-28-2012: REV. COTTAGE NOTE 5-8-2012: REVISE PROP ADDITIONS 5-13-2013: REVISE PROP ADDITIONS 8-8-2013: REVISED C.E. 12-11-2014; STAKE 30' OFFSET 5-29-2015: FINAL SURVEY

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