

**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 5**

CERTIFIED TO: 53 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 6/27/16
PREP. FOR SCDHS APPLIC. 7/23/16
REV. PER SCDHS COMMENTS
PROP. NEW ACCESS & UTIL. EASE. 9/2/16

LICENSE NO.: 050363

**PROPOSED
ACCESS & UTILITY
EASEMENT DATA**

LINE	BEARING	DISTANCE
L1	N 56°19'37" W	35.23'
L2	S 33°40'23" W	5.00'
L3	S 56°19'37" E	20.00'
L4	S 31°13'34" W	184.38'
L5	N 13°46'26" W	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'

HANDS ON SURVEYING

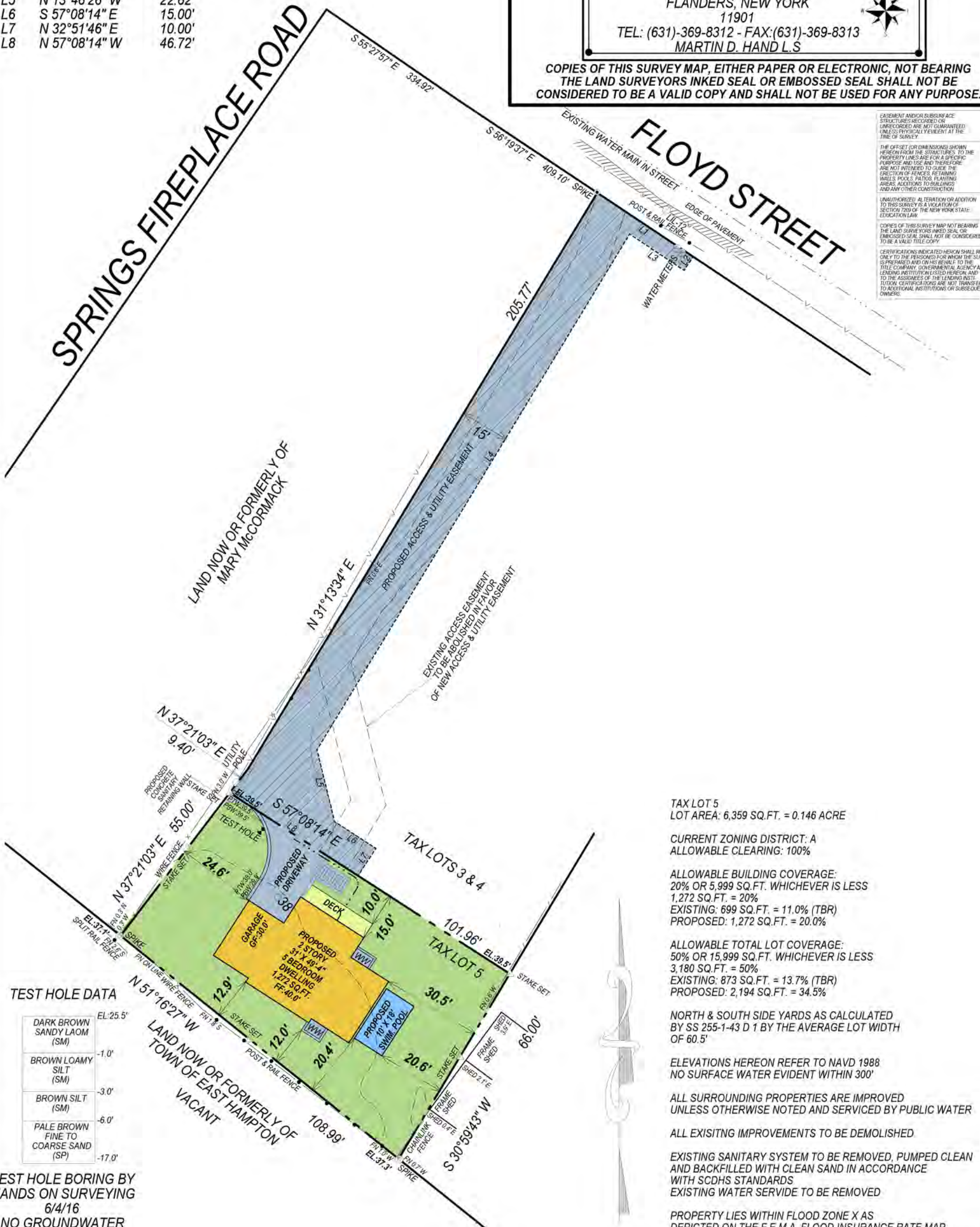
26 SILVER BROOK DRIVE
FLANDERS, NEW YORK
11901

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.

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 OBTAIN 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 1703 OF THE NEW YORK STATE EDUCATION LAW.
COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TITLE COPY.
CERTIFICATIONS INDICATED HEREON SHALL APPLY ONLY TO THE PERSONS 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 LOT 5
LOT AREA: 6,359 SQ.FT. = 0.146 ACRE

CURRENT ZONING DISTRICT: A
ALLOWABLE CLEARING: 100%

ALLOWABLE BUILDING COVERAGE:
20% OR 5,999 SQ.FT. WHICHEVER IS LESS
1,272 SQ.FT. = 20%
EXISTING: 699 SQ.FT. = 11.0% (TBR)
PROPOSED: 1,272 SQ.FT. = 20.0%

ALLOWABLE TOTAL LOT COVERAGE:
50% OR 15,999 SQ.FT. WHICHEVER IS LESS
3,180 SQ.FT. = 50%
EXISTING: 873 SQ.FT. = 13.7% (TBR)
PROPOSED: 2,194 SQ.FT. = 34.5%

NORTH & SOUTH SIDE YARDS AS CALCULATED BY SS 255-1-43 D 1 BY THE AVERAGE LOT WIDTH OF 60.5'

ELEVATIONS HEREON REFER TO NAVD 1988
NO SURFACE WATER EVIDENT WITHIN 300'

ALL SURROUNDING PROPERTIES ARE IMPROVED UNLESS OTHERWISE NOTED AND SERVICED BY PUBLIC WATER

ALL EXISTING IMPROVEMENTS TO BE DEMOLISHED

EXISTING SANITARY SYSTEM TO BE REMOVED, PUMPED CLEAN AND BACKFILLED WITH CLEAN SAND IN ACCORDANCE WITH SCDHS STANDARDS
EXISTING WATER SERVICE TO BE REMOVED

PROPERTY LIES WITHIN FLOOD ZONE X AS DEPICTED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP
MAP NO.: 36103C0556H - EFFECTIVE DATE: SEPTEMBER 25, 2009

TEST HOLE DATA

DARK BROWN SANDY LAOM (SM)	EL. 25.5'
BROWN LOAMY SILT (SM)	-1.0'
BROWN SILT (SM)	-3.0'
PALE BROWN FINE TO COARSE SAND (SP)	-6.0'
	-17.0'

TEST HOLE BORING BY HANDS ON SURVEYING
6/4/16
NO GROUNDWATER ENCOUNTERED