

File Map North
 TOTAL LOT AREA
 91,138± SQ.FT.
 2.092± ACRES.
 FLAG 83,638± SQ.FT.
 POLE 7,500± SQ.FT.

NOTES:

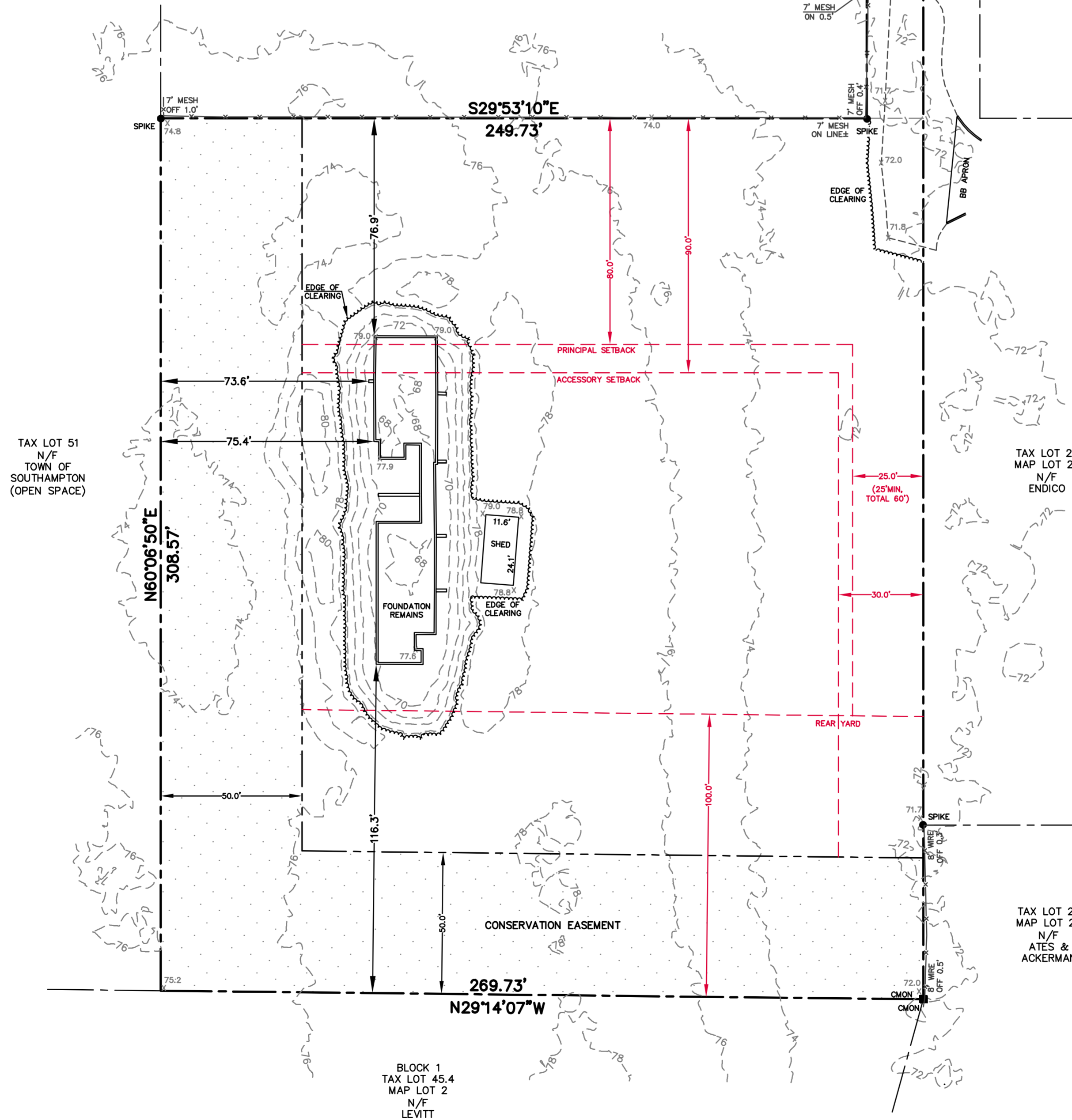
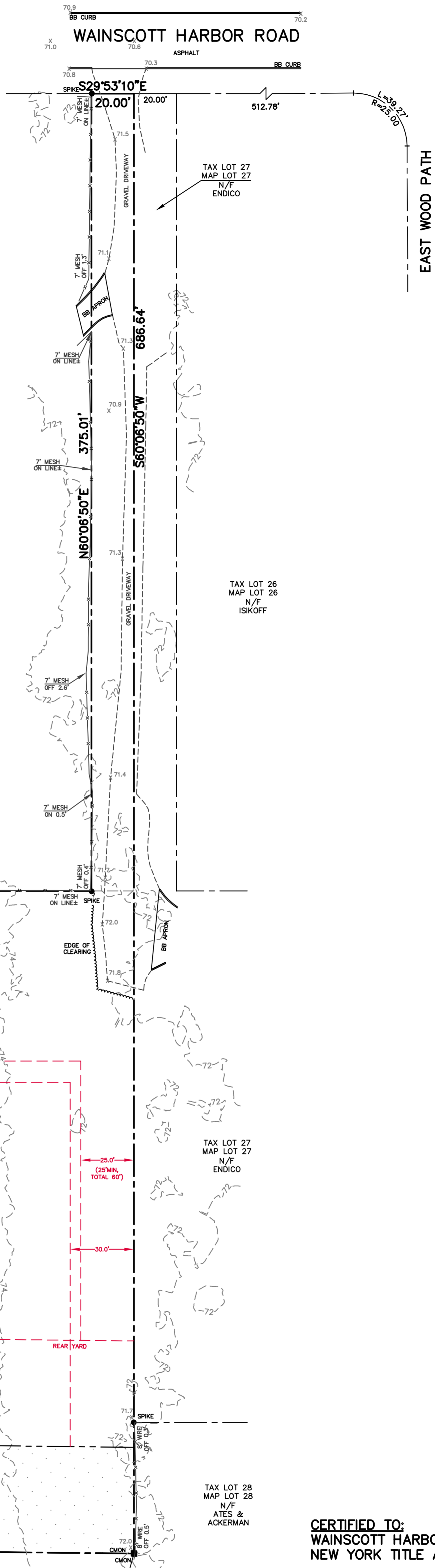
1. SURVEY CONDUCTED WITHOUT BENEFIT OF COMPLETE TITLE REPORT. EASEMENTS OF RECORD FOR WHICH DOCUMENTATION HAS BEEN PROVIDED ARE SHOWN HEREON. OTHER EASEMENTS, IF ANY, ARE NOT SHOWN.
2. SUBJECT PROPERTY SHOWN AS LOT 30 ON "SHEET 2 OF 4; SUBDIVISION MAP OF: EAST WOODS AT WAINSCOTT; A PLANNED RESIDENTIAL DEVELOPMENT; SITUATE; WAINSCOTT; TOWN OF SOUTHAMPTON; SUFFOLK COUNTY, N.Y." BY SQUIRES, HOLDEN, WEISENBACHER & SMITH, SOUTHAMPTON, NY, FILED MAY 03, 1988 AS FILE MAP No. 8520.
3. SUBJECT PROPERTY IN ZONE "CR120" AND IN THE AQUIFER PROTECTION OVERLAY DISTRICT PER TOWN OF SOUTHAMPTON GEOGRAPHIC INFORMATION SYSTEM, JULY 2, 2020. PER FILE MAP No. 8520 NOTED ABOVE, ZONING REGULATIONS FOR ZONE "CR-60" ARE APPLICABLE TO THE SUBJECT PROPERTY. ALL ZONING REGULATIONS AND RESTRICTIONS SHOWN HEREON MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.
4. NO WETLANDS LINES ARE SHOWN HEREON. ZONING SETBACKS AND/OR ALLOWED AREA COMPUTATIONS MAY BE DIFFERENT IF THE SUBJECT PROPERTY IS WITHIN REGULATORY DISTANCE OF ANY EXISTING WETLANDS. ALL ZONING INFORMATION MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.
5. TOPOGRAPHIC TERRAIN CONTOURS SHOWN HEREON ARE COMPUTED FROM AERIAL LIGHT DETECTION AND RANGING (LIDAR) DATA OBSERVED BY THE NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION - UNITED STATES GEOLOGICAL SURVEY (NOAA/USGS) APRIL 2014.
6. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON, INCLUDING BUT NOT LIMITED TO SANITARY AND DRAINAGE DISPOSAL SYSTEMS, ARE DEPICTED ACCORDING TO OLD MAPS, SURVEYS, DRAWINGS, RECORDS SUPPLIED BY OTHERS AND/OR FIELD LOCATION OF MARK OUT INSPECTIONS PERFORMED BY UTILITY COMPANIES AND THEIR DESIGNATED REPRESENTATIVES. USERS OF THIS SURVEY MAP ARE CAUTIONED THAT NO CERTIFICATION, WARRANTY OR GUARANTY, EITHER EXPRESS OR IMPLIED, IS EXTENDED TO THE LOCATION OR COMPLETENESS OF INFORMATION WITH RESPECT TO UNDERGROUND UTILITIES SHOWN HEREON. CERTIFICATION IS EXTENDED ONLY TO THE ACCURATE PLOTTING OF LOCATION DATA AS PROVIDED OR AS LOCATED BY FIELD MEASUREMENT.

TABLE OF AREAS	(SQ. FT.)
TOTAL LOT SIZE	91,138
FLAG PORTION	83,638
POLE PORTION	7,500

EXISTING TOTAL CLEARING	8,142
ALLOWED TOTAL CLEARING (83,638 * 0.30)	25,091

EXISTING TOTAL BUILDING COVERAGE	281
ALLOWED TOTAL BUILDING COVERAGE (83,638 * 0.15)	12,546

EXISTING REQ'D REAR YARD COVERAGE	0
ALLOWED REQ'D REAR YARD COVERAGE (10,987 * 0.20)	2,197



CERTIFIED TO:
 WAINSCOTT HARBOR ROAD, LLC
 NEW YORK TITLE ABSTRACT SERVICES, INC

CERTIFICATION & ALTERATION NOTE:

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 2209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON(S) FOR WHOM THE SURVEY IS PREPARED, AND ON THEIR BEHALF TO THE TITLE COMPANY, LENDING INSTITUTION AND/OR GOVERNMENTAL AGENCY LISTED HEREON, AND THE SUCCESSORS AND/OR ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. LOCATIONS OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY EXIST EXCEPT AS SHOWN HEREON, ARE NOT KNOWN AND ARE NOT COVERED BY THIS CERTIFICATION.

Field Work:	Project No:
JLA IV	20-109
Drawn By:	Drawing Name:
FMH_JER	20-109 TITLE
Checked By:	Scale:
FMH	1" = 30'
Reviewed By:	Date:
JML	19 OCT 2020

Revisions:
 22OCT20 TITLE TRANS
 11MAR21 CLEARING CALC.
 12MAR21 TITLE TRANS

WAINSCOTT HARBOR ROAD, LLC
 PROPERTY SITUATE AT
492 WAINSCOTT HARBOR ROAD
SAGAPONACK, NEW YORK
 COUNTY OF SUFFOLK, TOWN OF SOUTHAMPTON
 DISTRICT 900, SECTION 56, BLOCK 3, LOT 30

PREPARED BY
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