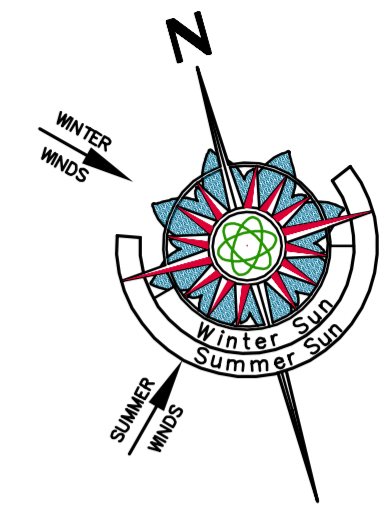
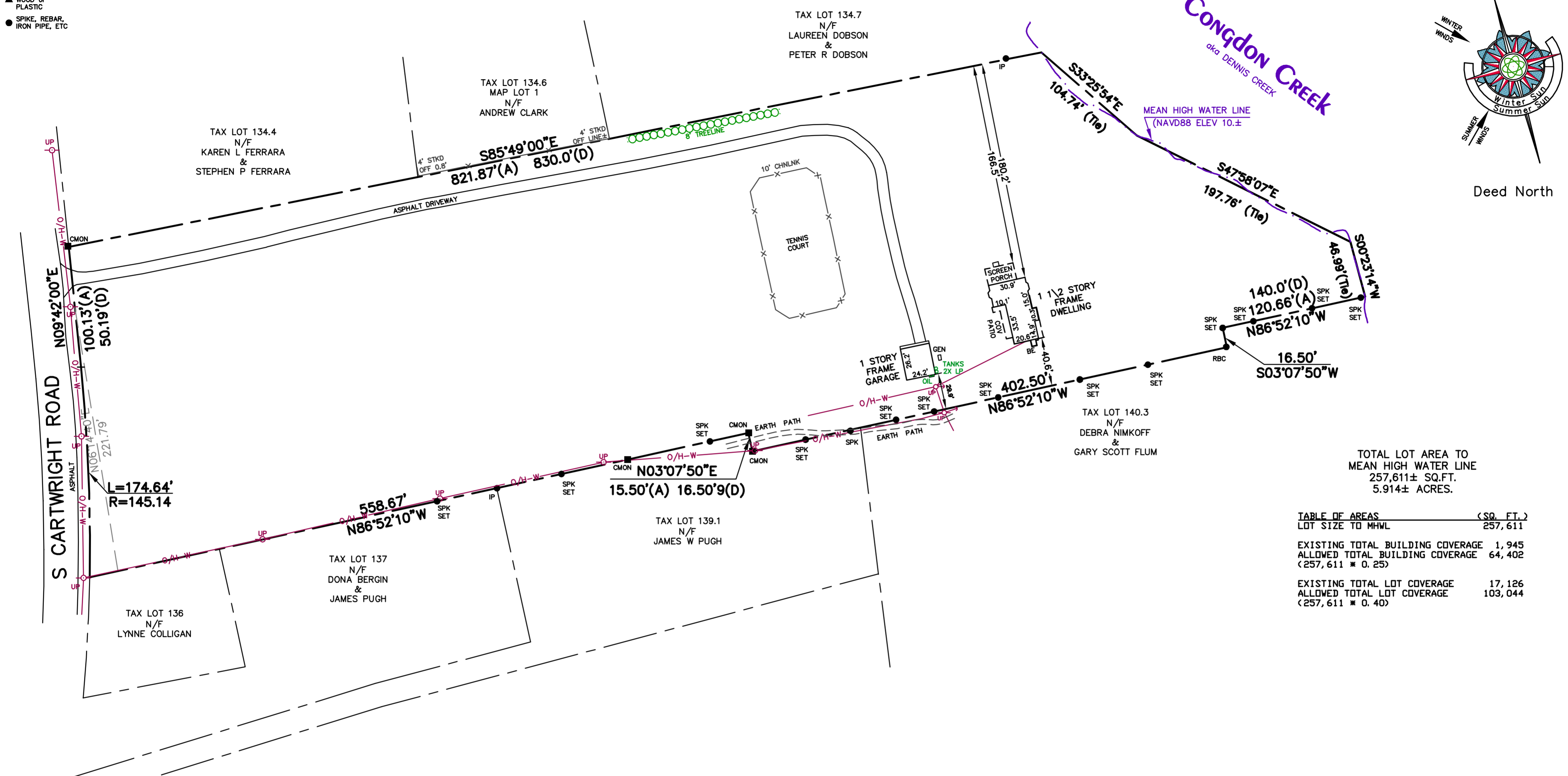


- MONUMENT  
CONC or STONE
- ▲ STAKE  
WOOD or  
PLASTIC
- SPIKE, REBAR,  
IRON PIPE, ETC



Deed North



TOTAL LOT AREA TO  
MEAN HIGH WATER LINE  
257,611± SQ.FT.  
5.914± ACRES.

TABLE OF AREAS	(SQ. FT.)
LOT SIZE TO MHWL	257,611
EXISTING TOTAL BUILDING COVERAGE	1,945
ALLOWED TOTAL BUILDING COVERAGE	64,402 (257,611 * 0.25)
EXISTING TOTAL LOT COVERAGE	17,126
ALLOWED TOTAL LOT COVERAGE	103,044 (257,611 * 0.40)

**NOTES:**

1. SURVEY CONDUCTED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT. EASEMENTS OF RECORD FOR WHICH DOCUMENTATION HAS BEEN PROVIDED ARE SHOWN HEREON. COVENANTS OR OTHER ENCUMBRANCES OF RECORD, IF ANY, ARE NOT SHOWN.
2. SUBJECT PROPERTY IN ZONE "AA" AND IN THE NEAR SHORE OVERLAY DISTRICT PER TOWN OF SHELTER ISLAND GIS, JUNE 24, 2024. ALL ZONING REGULATIONS AND RESTRICTIONS SHOWN HEREON MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.
3. 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.
4. ALL NATURAL FEATURES SHOWN HEREON, INCLUDING BUT NOT LIMITED TO BLUFF CREST AND CLEARING LINES, MUST BE VERIFIED WITH APPROPRIATE REGULATORY AGENCIES.
5. BOUNDARY COURSES SHOWN HEREON WITH (A) OR (D) SUFFIX INDICATE ACTUAL (A) VERSUS DEED (D) OR FILE MAP (M) VALUES.
6. AS EVIDENCED BY OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, SOME OF OR ALL UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNDERGROUND AND ARE PROVIDED TO THE SUBJECT PROPERTY FROM WITHIN THE PUBLIC RIGHT OF WAY. BEFORE DIGGING ON THE SUBJECT PROPERTY OR IN THE PUBLIC RIGHT OF WAY CALL THE NYC & LI ONE-CALL CENTER AT 1-800-272-4480 AND REQUEST FIELD LOCATION AND MARK OUT OF UNDERGROUND UTILITY LINES. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON, INCLUDING BUT NOT LIMITED TO SANITARY AND DRAINAGE DISPOSAL SYSTEMS, ARE DEPICTED ACCORDING TO RECORDS SUPPLIED BY OTHERS. 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 IN SKETCH FORMAT OR AS LOCATED BY FIELD MEASUREMENT OF SURFACE MARK OUT.

**CERTIFIED TO:**  
ESTATE OF JACK JOSEPHSON

**PRELIMINARY 01 AUG 2024**

**CERTIFICATION & ALTERATION NOTE:**  
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, 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.  
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Field Work: JLA	Project No: H24101	<p><b>JOSEPHSON</b></p> <p>PROPERTY SITUATE AT <b>7 CARTWRIGHT ROAD</b> <b>SHELTER ISLAND, NEW YORK</b> COUNTY OF SUFFOLK, TOWN OF SHELTER ISLAND DISTRICT 700, SECTION 15, BLOCK 4, LOT 137</p> <p>PREPARED BY</p> <p><b>F. MICHAEL HEMMER, LS, P.C.</b></p> <p>PROFESSIONAL SURVEYING SERVICES</p> <p>PO BOX 1328, SAG HARBOR, NEW YORK 11963 (631) 725-7199 INFO@FMHLS.COM</p>
Drawn By: ACP	Drawing Name: H24101 CO	
Checked By: RCH	Scale: 1" = 60'	
Reviewed By: FD	Date: 28 JUN 2024	
Revisions:		
Sheet Title: <b>CERTIFICATE OF OCCUPANCY SURVEY</b>		Sheet <b>1 OF 1</b>