

MONTAUK HIGHWAY (S.R. 27A)

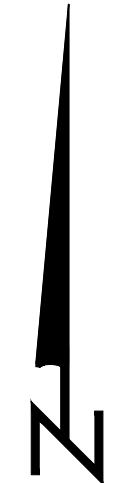
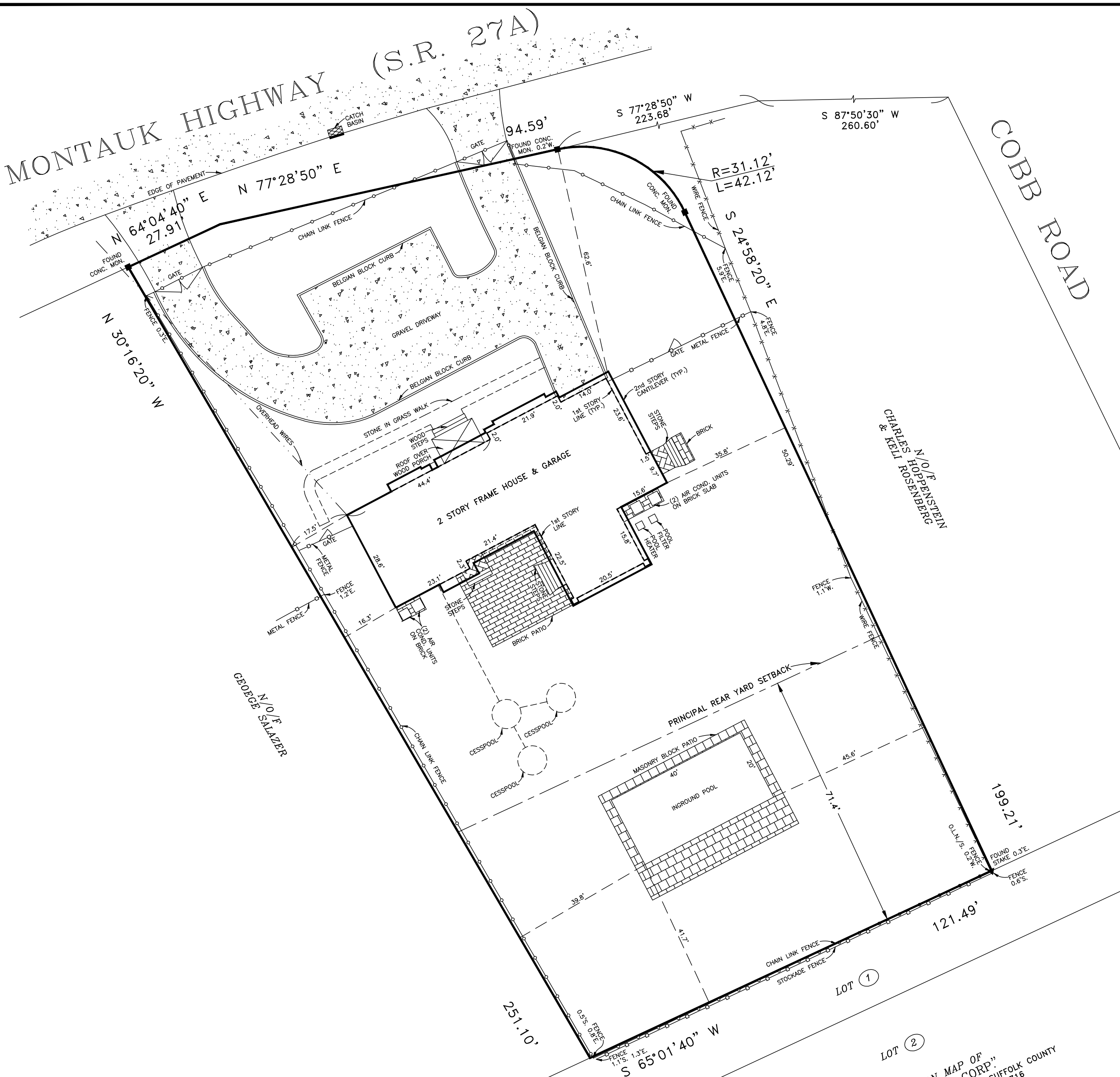
**SURVEY OF PROPERTY
SITUATE
WATER MILL**

TOWN OF SOUTHAMPTON
SUFFOLK COUNTY, NEW YORK
S.C. TAX No. 900-133-02-19
SCALE 1"=20'

AUGUST 28, 2017
DECEMBER 11, 2017 ADD CESSPOOLS
SEPTEMBER 19, 2020 UPDATE SURVEY & ADD PROP. DECK
AREA = 31,643 sq. ft.
0.726 ac.

CERTIFIED TO:
HAYEL F. HOURANI
ROMY A. HOURANI
INTERAUDI BANK
THOROUGHbred TITLE SERVICES, LLC
INVESTORS TITLE INSURANCE COMPANY

- NOTES:**
- CESSPOOL LOCATIONS PROVIDED BY OTHERS
 - EXISTING LOT COVERAGE = 3,193 sq. ft. OR 10.1% OF LOT AREA (INCLUDING HOUSE AND FRONT PORCH)
 - THIS PROPERTY IS A NON-CONFORMING LOT IN THE R-60 ZONING USE DISTRICT.
PRINCIPAL REAR YARD SETBACK CALCULATION BY 3/10ths RULE:
237.9' (AVERAGE LOT DEPTH) x 0.3 = 71.4' PRINCIPAL REAR YARD SETBACK
PRINCIPAL REAR YARD AREA = 8,910 sq. ft.
EXISTING REAR YARD COVERAGE = 1,452 sq. ft. = 16.3%
20% ALLOWED



SUBDIVISION MAP OF
"PALAK REALTY CORP."
FILED IN THE OFFICE OF THE CLERK OF SUFFOLK COUNTY
ON MARCH 22, 1984 AS FILE NO. 7716

PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR TITLE SURVEYS AS ESTABLISHED BY THE L.L.A.L.S. AND APPROVED AND ADOPTED FOR SUCH USE BY THE NEW YORK STATE LAND TITLE ASSOCIATION.

N.Y.S. Lic. No. 50467

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.
COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.
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. CERTIFICATIONS ARE NOT TRANSFERABLE.

**Nathan Taft Corwin III
Land Surveyor**

Successor To: Stanley J. Isaksen, Jr. L.S.
Joseph A. Ingegno L.S.
Title Surveys - Subdivisions - Site Plans - Construction Layout
PHONE (631)727-2090 Fax (631)727-1727
OFFICES LOCATED AT MAILING ADDRESS
1586 Main Road P.O. Box 16
Jamesport, New York 11947 Jamesport, New York 11947

THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT GUARANTEED.