555-20,24,269
1164-126

DC8109
Dan (244.txt)

MAP OF PROPERTY

SITUATE
INCORPORATED VILLAGE OF EAST HAMPTON
Town Of East Hampton, Suffolk Co., N.Y.

Scale: 1"=40'
Area: 62,941 S.F. OR 1.445 Acres

Certified To:
Sherwood Schwarz
Marion Schwarz

VILLAGE SPECS: TM6.1
AREA = 62,941 S.F. OR 1.445 Acres

COVERAGE
ALLOWED = 11,941 S.F.
EXISTING = 9,638 S.F.

GFA
PRINCIPLE STRUCTURE:
ALLOWED = 6,606 S.F.
EXISTING = ---

ACCESSORY STRUCTURE:
ALLOWED = 1,229 S.F.
EXISTING = ---

BUILDING HEIGHTS
AROUND FRAMED BLDG:
AVG. GRADE = 29.9 FT
HEIGHT = (PEAK - AVG. GRADE) = 14.7 FT

MONTAUK HIGHWAY (S.R.27)
OPEN & PAVED

JERICHO ROAD
OPEN & PAVED

EDGE OF PAVEMENT

258.17'

139.84'

170.00'

TP LP# 3473

MC

TP LP# 3472

Fnd. Pin
.9N, .4W

Set Pin

254.65'

S 59°55'10" E
30.16'

S 30°04'10" W

STONE DRIVEWAY

TM2
LAND NOW OR FORMERLY OF
SHERWOOD SCHWARZ
MARION SCHWARZ

MULTI STORY FRAMED BLDG

STATUE

TM6.1

LAND NOW OR FORMERLY OF
JOHN T. RIGNEY

S 57°21'23" E
89.19'

N 30°04'10" E
130.46'

N 71°59'07" E
131.69'

N 61°56'04" E
228.87'

LAND NOW OR FORMERLY OF
BRENT & RINI GREENFIELLD

Set Pin
.1E, .1S

APPROX. C/L OF HEDGE

FF
FE
.1S

130.36'

WIRE FENCE

N 59°33'10" W

LAND NOW OR FORMERLY OF
CAROL WEST JONES

96.44'
N 30°27'50" E

WIRE FENCE

BRICK & STONE FENCE

FE
.3N, .4W

Fd. CM
.1S

109.0'

TREE ON CORNER

STONE WALL

165.86'

WIRE FENCE

N 54°02'50" W

LAND NOW OR FORMERLY OF
MADELINE I.E. LESTON

Fd. CM.
.2N, .2E

WIRE FENCE

475.35'

LAND NOW OR FORMERLY OF
HENRY J. ADLER REVOCABLE TRUST
ANDREW F. ADLER REVOCABLE TRUST
JENNIFER S. ADLER REVOCABLE TRUST

CONC

41.1'

WIRE/CHAINLINK FENCE

BUILDING SETBACK 40' FRNT. YARD, SIDEWALK AND STEPS
BUILDING SETBACK 25' SIDE & REAR YARD, SIDEWALK AND STEPS
ACCESSORY BUILDING SETBACK 25' FRONT YARD, SIDEWALK AND STEPS
ACCESSORY BUILDING SETBACK 10' SIDE & REAR YARD, SIDEWALK AND STEPS

POOL

SLATE

24.8'

29.8

PORCH

F.F. EL. 30.3'
PEAK EL. 44.5'

29.9

BRICK

29.6

POOL FILTER

POOL HEATER

30.1

TENNIS COURT

POOL/TENNIS COURT ENCLOSURE
20' SIDE & REAR YARD SETBACK
SIDEWALK AND STEPS

F.F. EL. 30.3'

KEY

—o—	SIGN
AC	AIR CONDITIONING
CB	CATCH BASIN
CC	CONC. COVER
CE	CELLAR ENTRY
CHIM	CHIMNEY
CM	CONC. MONUMENT
EB	ELECTRIC BOX
EC	EVERGREEN TREE
EM	ELECTRIC METER
EV	ELECTRIC VAULT
FE	FENCE
FF	FIRST FLOOR
GM	GAS METER
GV	GAS VALVE
HW	HARDWOOD TREE
HYD	HYDRANT
IR	IRRIGATION BOX
LB	LIGHT BOX
LP	LEACHING POOL
LTP	LIGHT POST
MC	METAL COVER
OH	OVERHANG
PT	PROPANE TANK
ST	SEPTIC TANK
TB	TELEPHONE BOX
TBR	TO BE REMOVED
TL	TRAFFIC LIGHT
TP	TELEPHONE POLE
UB	UTILITY BOX
WIN	WINDOW
WM	WATER METER
WV	WATER VALVE

NOTE:
1). Unauthorized alteration or addition to a survey map bearing a licensed surveyors seal is a violation of section 7209 of the New York State Education Law.
2). A copy of this from the original of this survey map bearing an original land surveyor's inked seal or embossed seal shall be considered to be a valid copy.
3). Certifications indicated hereon shall run only to the person for whom the survey is prepared, and on his/her behalf to the title company, governmental agency and lending institution listed hereon. Certifications are not transferable to additional institutions or subsequent owners.
4). Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for land surveyors adopted by the New York State Association of Professional Land Surveyors.
5). The existence of subsurface improvements or encroachments, or wetlands, or easements, covenants, or restrictions of record, if any, not shown are not certified.

DATUM: NAVD 88

S.C.T.M. 0301-007-05-6.1

chk'd dw - 4/19/17

Surveyed: April 7, 2017

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E-mail: info@walbridgesurveyors.com

S:\Land Projects_Jim\Schwarz\dwg\Carlson\TM 6.1 - Survey_4-7-17