

SURVEY OF PROPERTY
 PROPERTY LOCATED AT TUCKAHOE
 PARCEL 2
 MAP OF JEAN GILMARTIN
 FILED: JUNE 20, 2002; FILE No. 10784
 TOWN OF SOUTHAMPTON
 SUFFOLK COUNTY, NEW YORK
 S.C.T.M. # 900-111-02-19.2
 AREA = 56.184 SF. = 1.2898 ACRES

NOTE: THE EXISTENCE OF RIGHT OF WAYS,
 WETLANDS AND/OR EASEMENTS OF RECORD
 IF ANY, NOT SHOWN ARE NOT GUARANTEED.

PROPERTY ZONED: R-40
 DESIGNATED STORMWATER MANAGEMENT
 ALLOWABLE LOT CLEARING = 100%

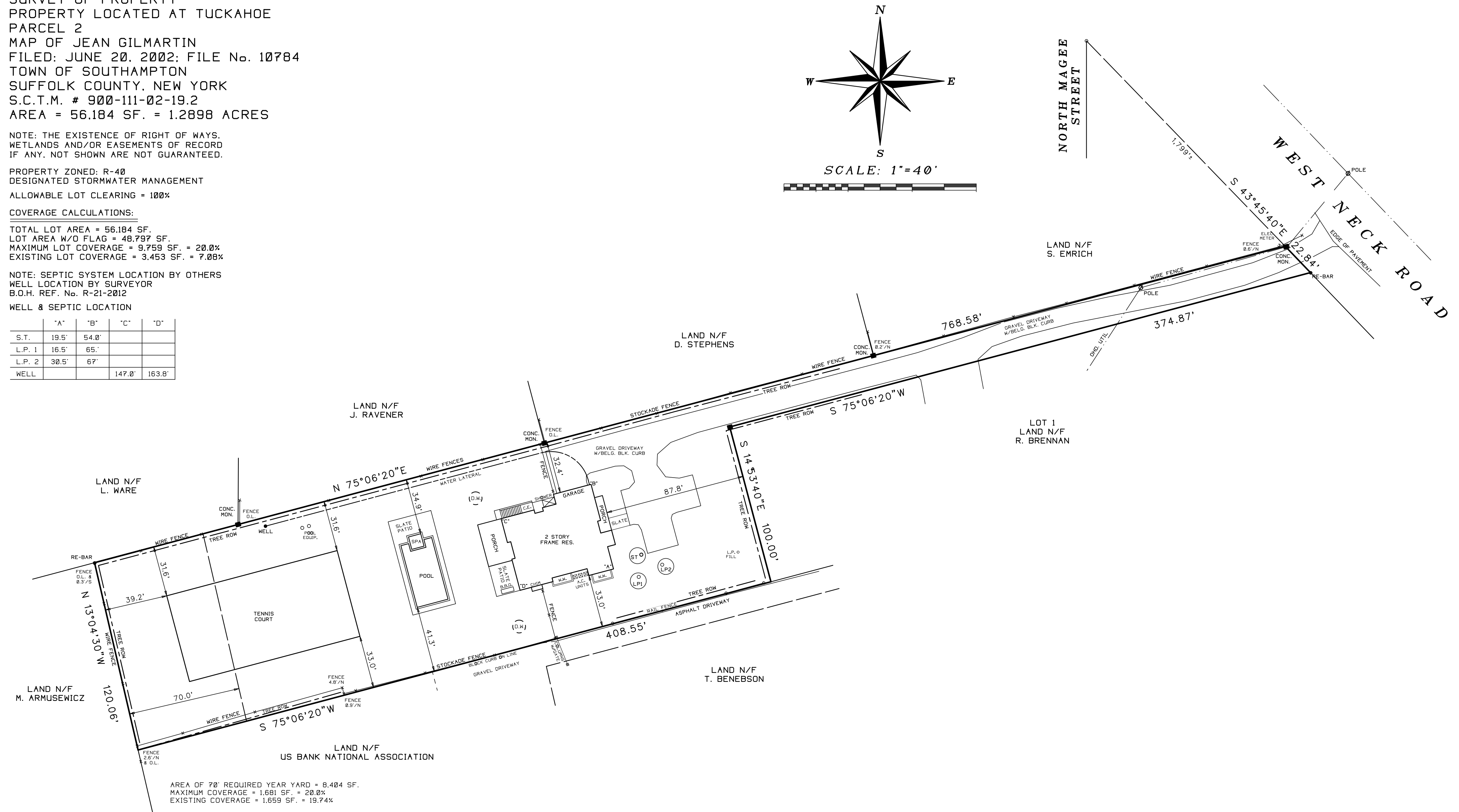
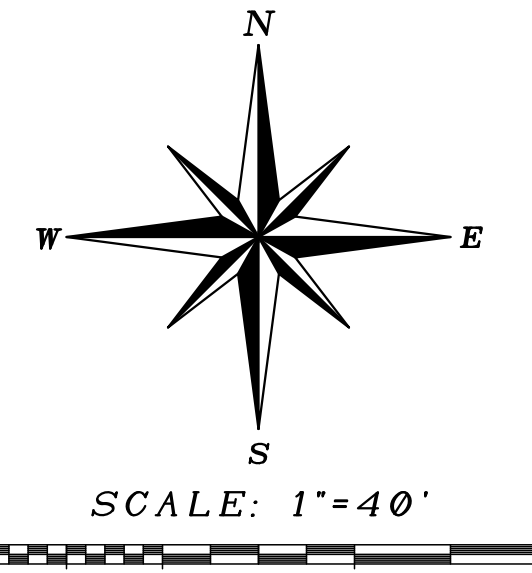
COVERAGE CALCULATIONS:

TOTAL LOT AREA = 56.184 SF.
 LOT AREA W/O FLAG = 48.797 SF.
 MAXIMUM LOT COVERAGE = 9,759 SF. = 20.0%
 EXISTING LOT COVERAGE = 3,453 SF. = 7.08%

NOTE: SEPTIC SYSTEM LOCATION BY OTHERS
 WELL LOCATION BY SURVEYOR
 B.O.H. REF. No. R-21-2012

WELL & SEPTIC LOCATION

	"A"	"B"	"C"	"D"
S.T.	19.5'	54.0'		
L.P. 1	16.5'	65'		
L.P. 2	30.5'	67'		
WELL			147.0'	163.8'



AREA OF 70' REQUIRED YEAR YARD = 8,404 SF.
 MAXIMUM COVERAGE = 1,681 SF. = 20.0%
 EXISTING COVERAGE = 1,659 SF. = 19.74%

CERTIFIED ONLY TO:
 KEVIN MCLAUGHLAN
 ULSTER SAVINGS BANK ISAOA
 WESTCOR LAND TITLE INSURANCE COMPANY

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A
 LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209
 SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.
 ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL
 OF THE LAND SURVEYOR'S EMBOSSED SEAL OR INKED SEAL SHALL BE CONSIDERED
 TO BE VALID COPIES

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED
 IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS
 ADOPTED BY THE N.Y. STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS,
 SAID CERTIFICATIONS 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 TO ADDITIONAL INSTITUTIONS
 OR SUBSEQUENT OWNERS.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.

ALL NATURAL FEATURES SHOWN ON SURVEY, INCLUDING BUT NOT LIMITED TO
 BLUFF CREST, CLEARING, AND WETLANDS SHOULD BE VERIFIED WITH THE
 APPROPRIATE REGULATORY AGENCY.



SURVEYED BY:
 STEVEN BARYLSKI
 N.Y.S. Lic. No. 050453
 P.O. BOX 6005
 SOUTHAMPTON, N.Y. 11969
 FEBRUARY 15, 2021

3-30-2021: UPDATE SURVEY
 6-23-2021: ADD SITE PLAN
 9-28-2021: REVISED SITE PLAN
 9-14-2022: ADD PROP B.B.O.
 9-23-2022: STAKEOUT TENNIS CT.
 5-4-2023: FINAL SURVEY

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