



ZONED R-40
 NON-CONFORMING LOT
 PRIMARY FRONT: 35' MIN
 SECONDARY FRONT: 20' MIN
 SIDE YARD: 10' MIN
 REAR YARD: N/A

GROSS FLOOR AREA CALC.
 GFA= 2100 S.F. + (5345x12.5%)= 2768 S.F.

15345.18 Sq. Feet
 AREA: 0.35 Acres

THE WATER SUPPLY, WELLS, DRYWELLS AND CESSPOOL LOCATIONS SHOWN ARE FROM FIELD OBSERVATIONS AND OR DATA OBTAINED FROM OTHERS.
 ELEVATION DATUM: _____

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 EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES 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, GUARANTEES ARE NOT TRANSFERABLE.
 THE OFFSETS OR DIMENSIONS SHOWN HEREON FROM THE PROPERTY LINES TO THE STRUCTURES ARE FOR A SPECIFIC PURPOSE AND USE THEREFORE THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR AND OTHER IMPROVEMENTS. EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF SURVEY

SURVEY OF: LOT 154 & P/O LOTS 155 & 153
 MAP OF: GARDINERS BAY ESTATES SEC. 2
 FILED: SEPT. 23, 1927 No.275
 SITUATED AT: EAST MARION
 TOWN OF: SOUTHOLD
 SUFFOLK COUNTY, NEW YORK



CERTIFIED TO: VITO TANZI;

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FILE # 222-140-2 SCALE: 1"=30' DATE: NOV. 8, 2022