

SURVEY OF PROPERTY
 PROPERTY LOCATED AT HAMPTON BAYS
 TOWN OF SOUTHAMPTON
 SUFFOLK COUNTY, NEW YORK
 S.C.T.M. # 900-320-01-10
 AREA = 46,626 SF. = 1.0704 ACRES (TO TIE LINE)

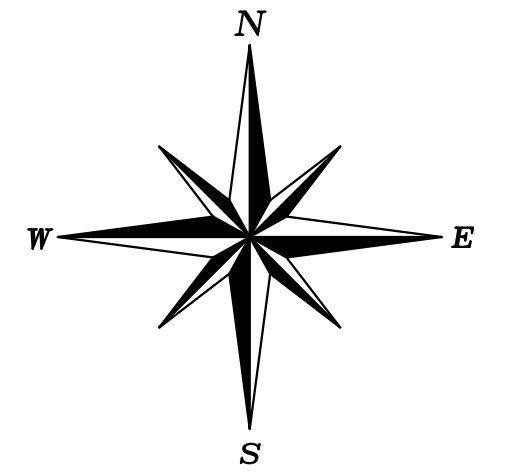
NOTE: THE EXISTENCE OF RIGHT OF WAYS,
 WETLANDS AND/OR EASEMENTS OF RECORD
 IF ANY, NOT SHOWN ARE NOT GUARANTEED.

PROPERTY ZONED: R-40 (PER TOWN G.I.S.)
 PROPERTY ON THE TOWN WETLAND INVENTORY

COVERAGE CALCULATIONS:

TOTAL LOT AREA = 46,626 SF.
 LOT AREA W/O FLAG = 40,862 SF.
 MAXIMUM LOT COVERAGE = 8,172 SF. = 20.0%

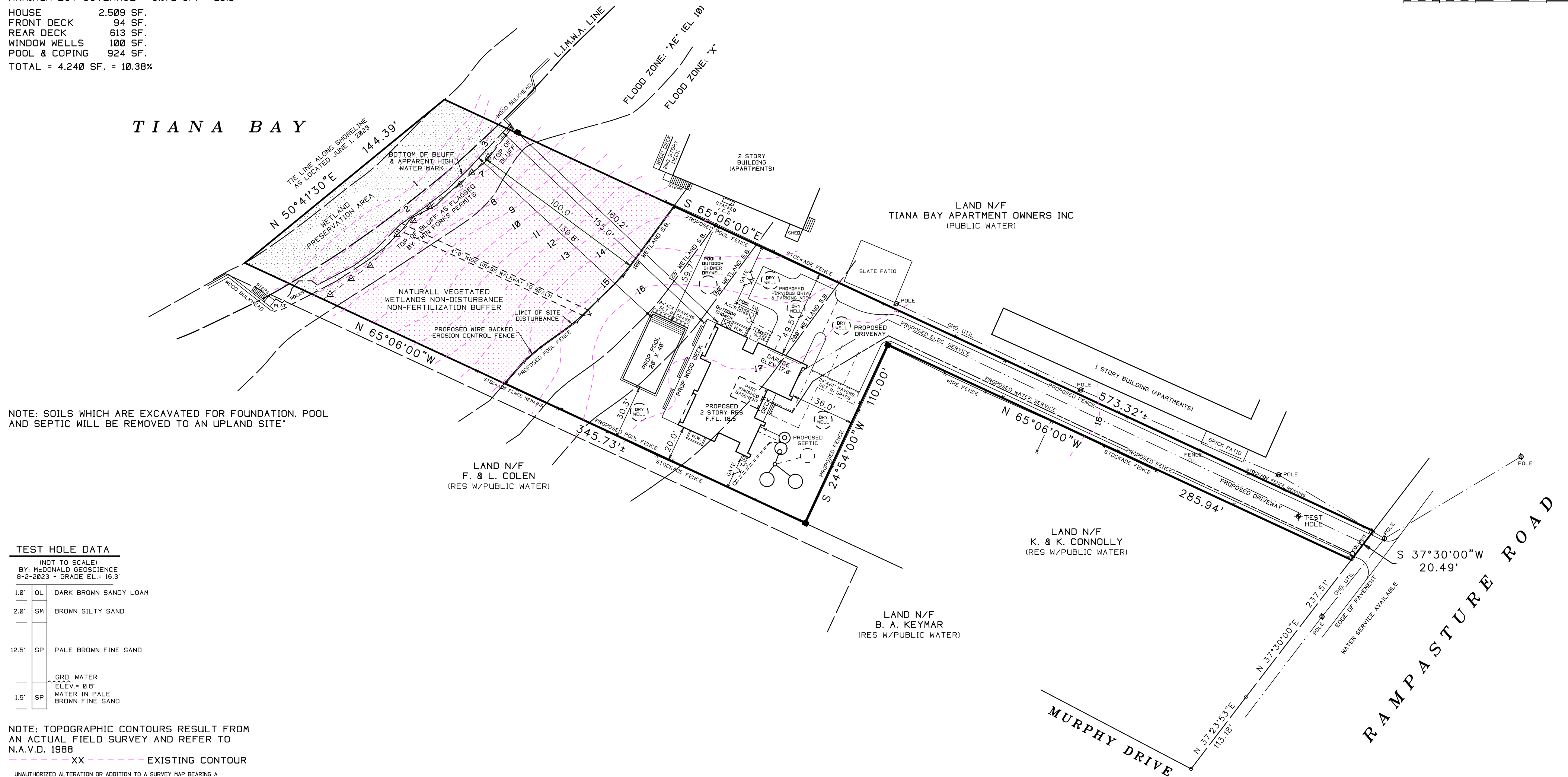
HOUSE 2,509 SF.
 FRONT DECK 94 SF.
 REAR DECK 613 SF.
 WINDOW WELLS 100 SF.
 POOL & COPING 924 SF.
 TOTAL = 4,240 SF. = 10.38%



SCALE: 1" = 40'



TIANA BAY



NOTE: SOILS WHICH ARE EXCAVATED FOR FOUNDATION, POOL
 AND SEPTIC WILL BE REMOVED TO AN UPLAND SITE

TEST HOLE DATA

(NOT TO SCALE)
 BY: McDONALD GEOSCIENCE
 8-2-2023 - GRADE EL. + 16.3'

1.0'	DL	DARK BROWN SANDY LOAM
2.0'	SM	BROWN SILTY SAND
12.5'	SP	PALE BROWN FINE SAND
		GRD. WATER ELEV. - 0.8'
1.5'	SP	WATER IN PALE BROWN FINE SAND

NOTE: TOPOGRAPHIC CONTOURS RESULT FROM
 AN ACTUAL FIELD SURVEY AND REFER TO
 N.A.V.D. 1988

--- XX --- EXISTING CONTOUR

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
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 SOUTHAMPTON, N.Y. 11969
 JUNE 1, 2023

8-3-2023: ADD SITE PLAN
 10-31-2023: REVISION

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