

DRAWN MM CHECKED MM REVISED MAY 2023 DRAWING & JOB NO. 23-303

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

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

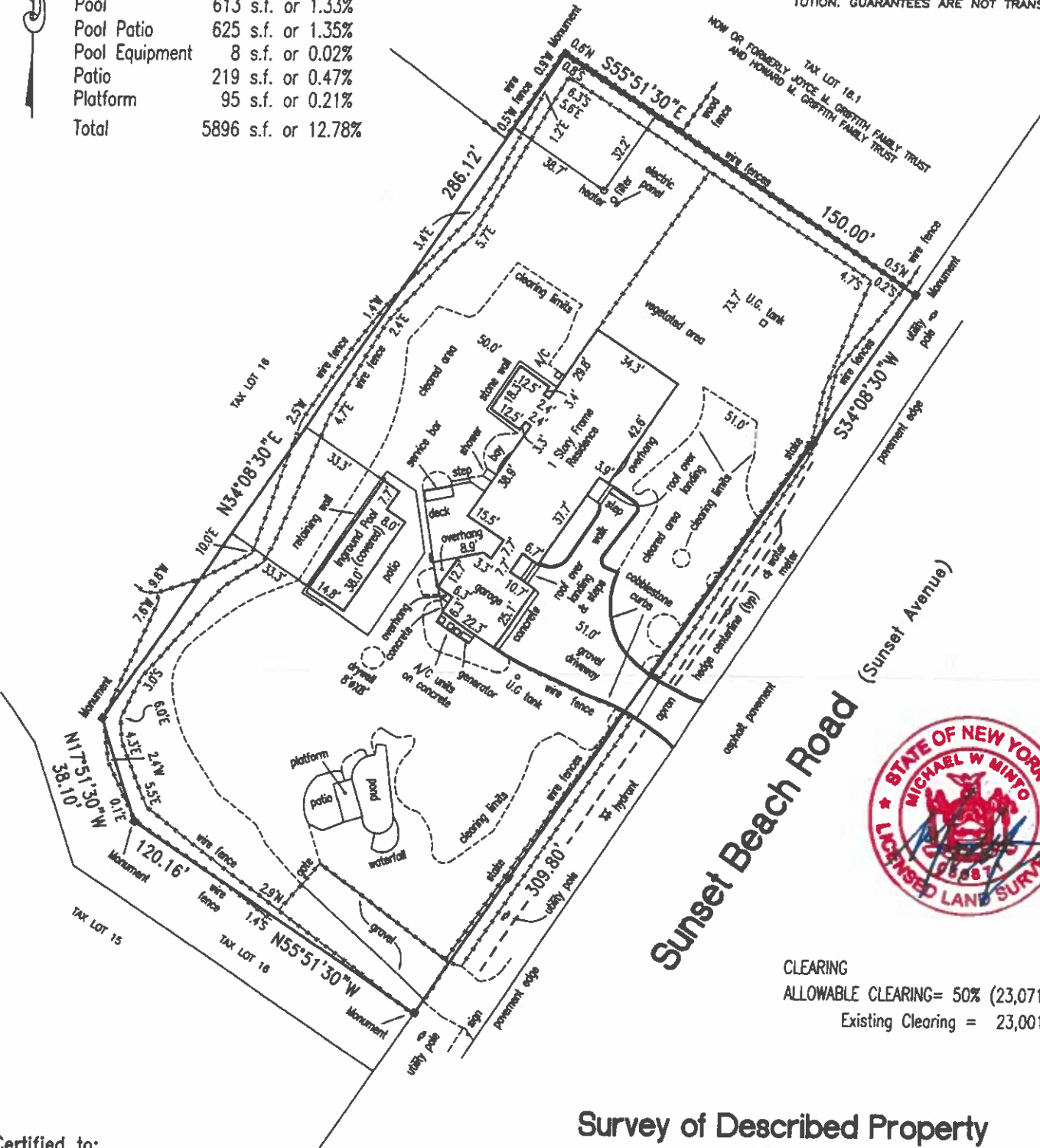
COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

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.

Area= 46,141 s.f.

Premises known as:
76 Sunset Beach Road, Sag Harbor

LOT COVERAGE (EXISTING)	
Roofed Area	3725 s.f. or 8.07%
Deck	511 s.f. or 1.11%
Concrete	100 s.f. or 0.22%
Pool	613 s.f. or 1.33%
Pool Patio	625 s.f. or 1.35%
Pool Equipment	8 s.f. or 0.02%
Patio	219 s.f. or 0.47%
Platform	95 s.f. or 0.21%
Total	5896 s.f. or 12.78%



CLEARING
ALLOWABLE CLEARING= 50% (23,071 s.f.)
Existing Clearing = 23,001 s.f.

Certified to:
76 SUNSET BEACH LLC
COMMONWEALTH LAND TITLE INSURANCE COMPANY
GOLDMAN SACHS
EQUITY LAND ABSTRACT (02-63047)

Survey of Described Property

situate in the Incorporated
Village of North Haven
Town of Southampton
Suffolk County, New York

District 901 Section 4 Block 1 Lot 21.1

Scale 1"= 40' Surveyed April 7, 2021

Updated December 10, 2022 & May 7, 2023

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

Michael W. Minto, L.S.P.C.

LICENSED PROFESSIONAL LAND SURVEYOR
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