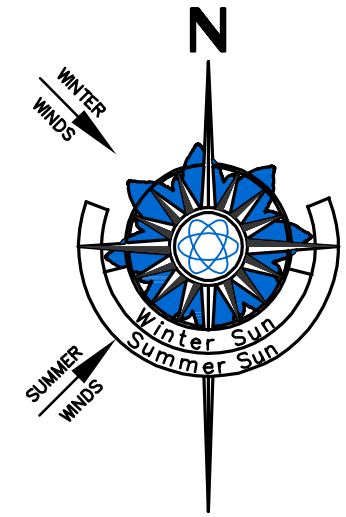


- MONUMENT
CONC or STONE
- ▲ STAKE
WOOD or
PLASTIC
- SPIKE, REBAR,
IRON PIPE, ETC

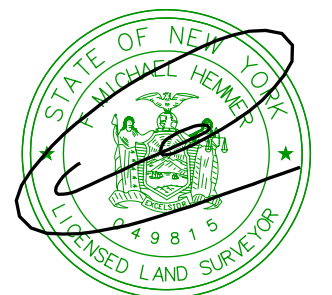
National Geodetic Vertical Datum



File Map North

NOTES:

1. SURVEY CONDUCTED WITHOUT BENEFIT OF COMPLETE TITLE REPORT. EASEMENTS OF RECORD FOR WHICH DOCUMENTATION HAS BEEN PROVIDED ARE SHOWN HEREON. OTHER EASEMENTS, IF ANY, ARE NOT SHOWN.
2. SUBJECT PROPERTY SHOWN AS LOT 6 ON "MAP OF LILY POND ESTATES; SITUATE NEAR SAG HARBOR, TOWN OF SOUTHAMPTON; SUFFOLK COUNTY, N.Y."; FILED JAN 03, 1964, AS FILE MAP No. 3935.
3. SUBJECT PROPERTY IN ZONE "R20" AND AQUIFER PROTECTION OVERLAY DISTRICT PER TOWN OF SOUTHAMPTON GEOGRAPHIC INFORMATION SYSTEM, SEPTEMBER 24, 2025. ZONING SETBACK ENVELOPE LINES SHOWN HEREON REFLECT REQUIREMENTS FOR 1957 ZONING RESIDENCE DISTRICT "C" AND MUST BE VERIFIED WITH THE TOWN OF SOUTHAMPTON BUILDING DEPARTMENT.
4. ORANGE FRESHWATER WETLANDS FLAGS SHOWN THUS: 
5. AS EVIDENCED BY OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, SOME OF OR ALL UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNDERGROUND AND ARE PROVIDED TO THE SUBJECT PROPERTY FROM WITHIN THE PUBLIC RIGHT OF WAY. BEFORE DIGGING ON THE SUBJECT PROPERTY OR IN THE PUBLIC RIGHT OF WAY CALL THE NYC & LI ONE-CALL CENTER AT 1-800-272-4480 AND REQUEST FIELD LOCATION AND MARK OUT OF UNDERGROUND UTILITY LINES. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON, INCLUDING BUT NOT LIMITED TO SANITARY AND DRAINAGE DISPOSAL SYSTEMS, ARE DEPICTED ACCORDING TO RECORDS SUPPLIED BY OTHERS. USERS OF THIS SURVEY MAP ARE CAUTIONED THAT NO CERTIFICATION, WARRANTY OR GUARANTY, EITHER EXPRESS OR IMPLIED, IS EXTENDED TO THE LOCATION OR COMPLETENESS OF INFORMATION WITH RESPECT TO UNDERGROUND UTILITIES SHOWN HEREON. CERTIFICATION IS EXTENDED ONLY TO THE ACCURATE PLOTTING OF LOCATION DATA AS PROVIDED IN SKETCH FORMAT OR AS LOCATED BY FIELD MEASUREMENT OF SURFACE MARK OUT.



CERTIFIED TO:
JANET O'GRADY

TOTAL LOT AREA
21,637± SQ.FT.

TABLE OF AREAS		(SQ. FT.)
TOTAL LOT SIZE		21,637
EXISTING TOTAL CLEARING		10,231
ALLOWED TOTAL CLEARING (21,637 * 0.60)		12,982
EXISTING TOTAL BUILDING COVERAGE		1,070
ALLOWED TOTAL BUILDING COVERAGE (21,637 * 0.20)		4,327
EXISTING REAR YARD COVERAGE		173
ALLOWED REAR YARD COVERAGE (4,998 * 0.50)		2,499

CERTIFICATION & ALTERATION NOTE:

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON(S) FOR WHOM THE SURVEY IS PREPARED, AND ON THEIR BEHALF TO THE TITLE COMPANY, LENDING INSTITUTION AND/OR GOVERNMENTAL AGENCY LISTED HEREON, AND THE SUCCESSORS AND/OR ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. LOCATIONS OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY EXIST EXCEPT AS SHOWN HEREON, ARE NOT KNOWN AND ARE NOT COVERED BY THIS CERTIFICATION.

Field Work: TP KZ	Project No: H8086
Drawn By: PMN JER	Drawing Name: H8086 CO
Checked By: RCH	Scale: 1" = 30'
Reviewed By: FD	Date: 18 NOV 2005
Revisions: 25AUG08 UPDATE/CERTIFICATION 23SEP25 SITE UPDATE	

O'GRADY
PROPERTY SITUATE AT
33 LAUREL LANE
NOYAC, NEW YORK
COUNTY OF SUFFOLK, TOWN OF SOUTHAMPTON
DISTRICT 900, SECTION 26, BLOCK 1, LOT 73

TSPE **TRISTATE**
PLANNING ENGINEERING &
LAND SURVEYING, P.C.
3330 NOYACK ROAD, BUILDING B
SAG HARBOR, NY 11963
(631)725-7199 SURVEY@TSPE.COM

Sheet Title:
CERTIFICATE OF OCCUPANCY SURVEY

Sheet
1 OF 1