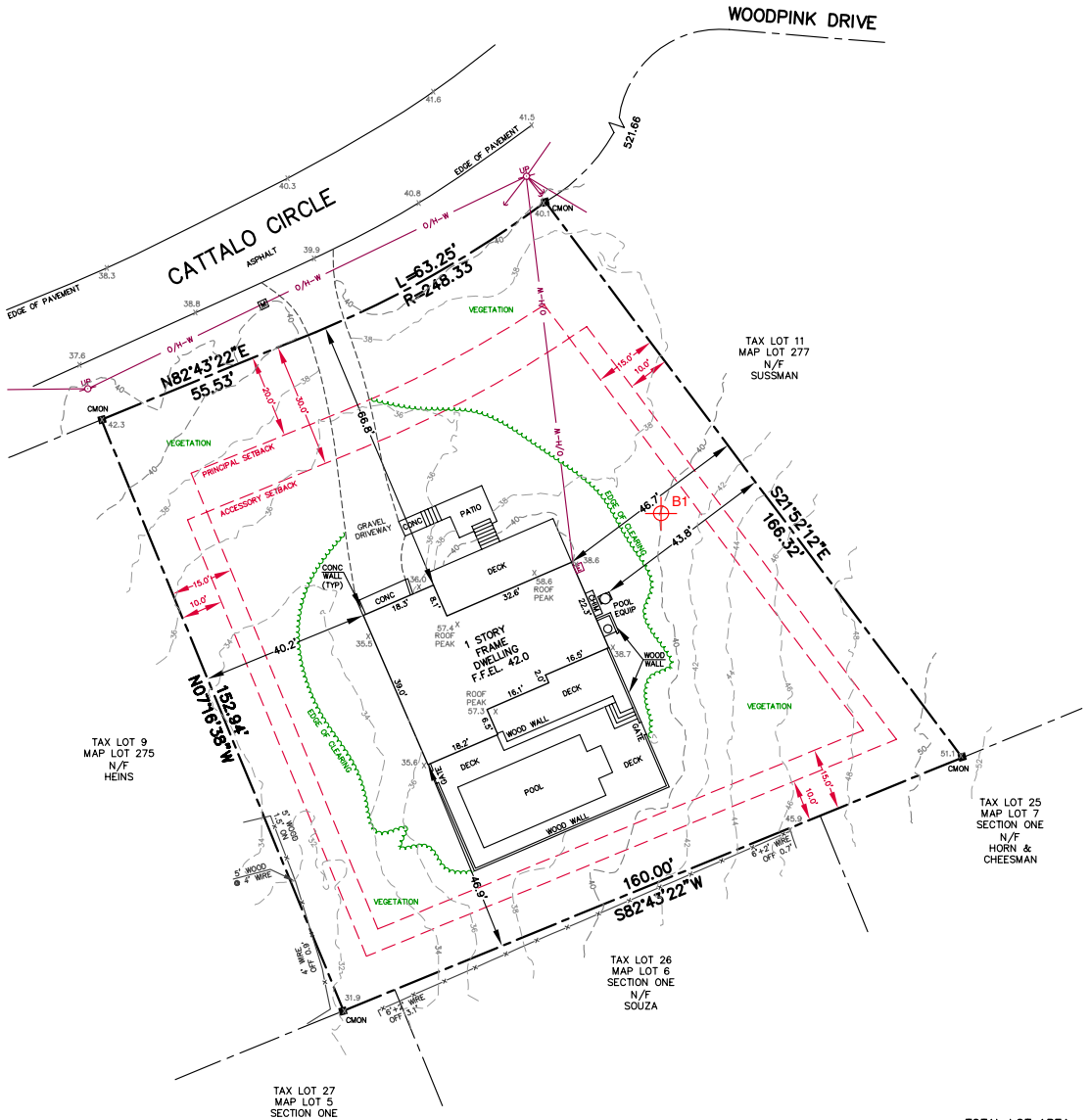
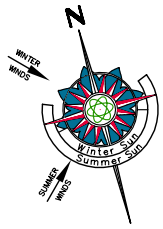


North American Vertical Datum 1988



File Map North

NOTES:

1. SUBJECT PROPERTY SHOWN AS LOT 276 ON "MAP OF; SETTLERS LANDING; SECTION THREE; SITUATE; THREE MILE HARBOR; TOWN OF EAST HAMPTON; SUFFOLK COUNTY, N.Y." BY GEORGE L. BRADY PE LS, EAST HAMPTON, NY, FILED MAY 08, 1969 AS FILE MAP No. 5304.

2. SUBJECT PROPERTY IN ZONE "B" WITH NO OVERLAY DISTRICT PER TOWN OF EAST HAMPTON USE DISTRICT (ZONING) MAP, NOVEMBER 10, 2017. **ALL ZONING REGULATIONS AND RESTRICTIONS SHOWN HEREON MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.**

3. NO WETLANDS LINES ARE SHOWN HEREON. ZONING SETBACKS AND/OR ALLOWED AREA COMPUTATIONS MAY BE DIFFERENT IF THE SUBJECT PROPERTY IS WITHIN REGULATORY DISTANCE OF ANY EXISTING WETLANDS. **ALL ZONING INFORMATION MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.**

4. SUBJECT PROPERTY ENCUMBERED BY ELECTRIC EASEMENT DATED, JUNE 5, 1970 AND RECORDED IN LIBER 6764, PAGE 373; EAST HAMPTON TOWN ROAD EASEMENT DATED, JUNE 10, 1974, AND RECORDED IN LIBER 7863, PAGE 134; AND NEW YORK TELEPHONE COMPANY EASEMENT DATED, MARCH 15, 1971, RECORDED IN LIBER 6910, PAGE 413.

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. CERTFICATION 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:
ODEN DEVELOPMENT CO.
FIDELITY TITLE INSURANCE CO.
CLASSIC ABSTRACT CORP.

PRELIMINARY 28 JUN 2024

TOTAL LOT AREA
21,600± SQ.FT.
0.496± ACRES.

TABLE OF AREAS	(SQ.FT.)
LOT SIZE	21,600
EXISTING TOTAL CLEARING	7,508
ALLOWED TOTAL CLEARING (21,600 × 0.75)	16,200
EXISTING TOTAL BUILDING COVERAGE	1,472
ALLOWED TOTAL BUILDING COVERAGE (21,600 × 0.20)	4,320
EXISTING TOTAL LOT COVERAGE	4,455
ALLOWED TOTAL LOT COVERAGE (21,600 × 0.50)	10,800

1" = 20'
0 1" 1"

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.

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Field Work: JLA	Project No: H24083
Drawn By: RCH JER	Drawing Name: H24083 TITLE2
Checked By: RCH	Scale: 1" = 20'
Reviewed By: FD	Date: 24 MAY 2024
Revisions: .	

ODEN DEVELOPMENT, LLC

PROPERTY SITUATE AT
5 CATTALO CIRCLE
EAST HAMPTON, NEW YORK
COUNTY OF SUFFOLK, TOWN OF EAST HAMPTON
DISTRICT 300, SECTION 55, BLOCK 8, LOT 10

PREPARED BY
F. MICHAEL HEMMER, LS, P.C.
PROFESSIONAL SURVEYING SERVICES
PO BOX 1328, SAG HARBOR, NEW YORK 11963
(631) 725-7199 INFO@FMHLS.COM

Sheet Title: TITLE SURVEY

Sheet 1 OF 1