THE AREA OF THIS PROPERTY IS 15,895 S.F. OR 0.364 ACRES

CLEARING CALCULATIONS

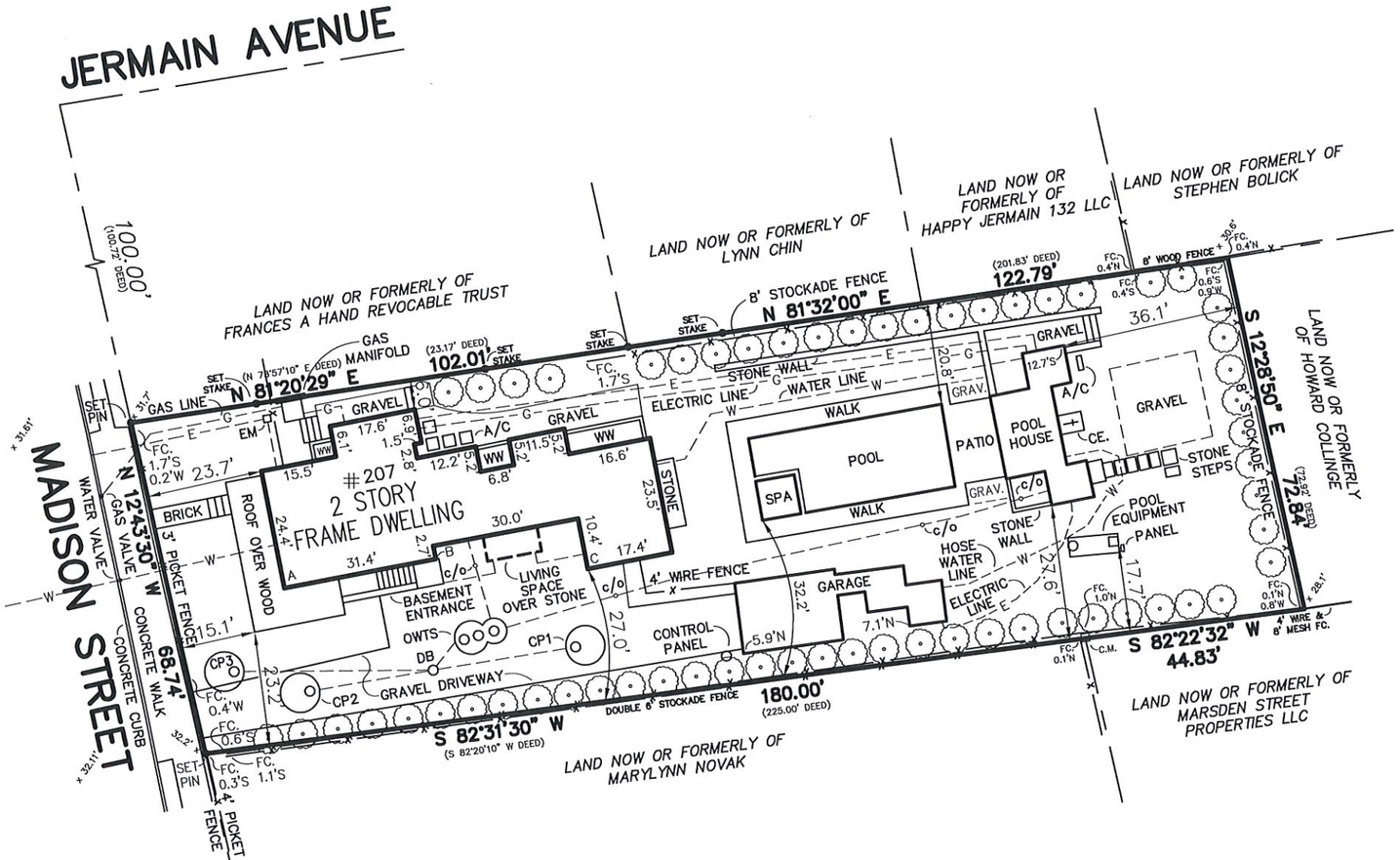
NO CLEARING RESTRICTIONS AS PER ZONING
EXISTING CLEARING IS 15,895 S.F. (100%)

COVERAGE CALCULATIONS

ALLOWABLE BUILDING COVERAGE IS 3,179 S.F. (20%)
BUILDING COVERAGE IS 2,963 S.F. (18.6%)
ALLOWABLE TOTAL LOT COVERAGE IS 3,974 S.F. (25%)
TOTAL LOT COVERAGE IS 3,972 S.F. (25.0%)

SANITARY SYSTEM				
	A	B	C	DESCRIPTION
OWTS		18'	29'	I/A OWTS HYDRO-ACTION AN600
DB		22.5'	37.5'	DISTRIBUTION BOX
CP1		33.5'	16'	8'ø x 8' CESSPOOL
CP2	21.5'	37'		8'ø x 8' CESSPOOL
CP3	20'	47'		8'ø x 8' CESSPOOL

SCALE
1"=30'
0' 15' 30' 45' 60'



EM = ELECTRIC METER
WW = WINDOW WELL
CE. = CELLAR ENTRANCE

NOTE, THE WRITTEN DESCRIPTION DID NOT CONFORM TO THE SURROUNDING BOUNDS IN TWO LOCATIONS. ADJUSTED PROPERTY LINES TO FIT ACTUAL BOUNDS.

S.C.T.M. NO.
903 - 6 - 4 - 41

SURVEY OF:
DESCRIBED PROPERTY

SITUATED IN: INCORPORATED VILLAGE OF SAG HARBOR
TOWN OF: SOUTHAMPTON
SUFFOLK COUNTY, NEW YORK
DATE: 10/25/2021
JOB NO. G21-7609
SCALE: 1" = 30'

ADDED TOPOGRAPHY & UTILITIES 5/10/2022
ADDED PROPOSED 6/8/2022
REVISED PROPOSED 8/4/2022
REVISED PROPOSED 9/20/2022
REVISED PROPOSED 10/7/2022
REVISED PROPOSED 10/16/2022
REVISED PROPOSED 12/19/2022
UNDER CONSTRUCTION SURVEY 4/23/2024
FINAL SURVEY 6/17/2025
UPDATED SURVEY 8/5/2025

STATE OF NEW YORK
GARY J. BENZ
8/15/25
050829
LICENSED LAND SURVEYOR

GUARANTEES INDICATED SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND/OR AGENCY, AND ARE NOT TRANSFERABLE.

CERTIFIED TO:

Jessica Hockstra
USC 207 Madison Street LLC, ISAOA., ATIMA
Project Capote LLC.
First American Title Ins. Co.
Empire Title Services, LLC

GARY BENZ, L.S.
Surveying and Land Planning
527-B Hawkins Avenue
Ronkonkoma, N.Y. 11779
GaryBenzLS@Yahoo.com
(631) 648-9348

THE EXISTENCE OF RIGHT OF WAYS, WETLANDS, UNDER GROUND UTILITIES 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.

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