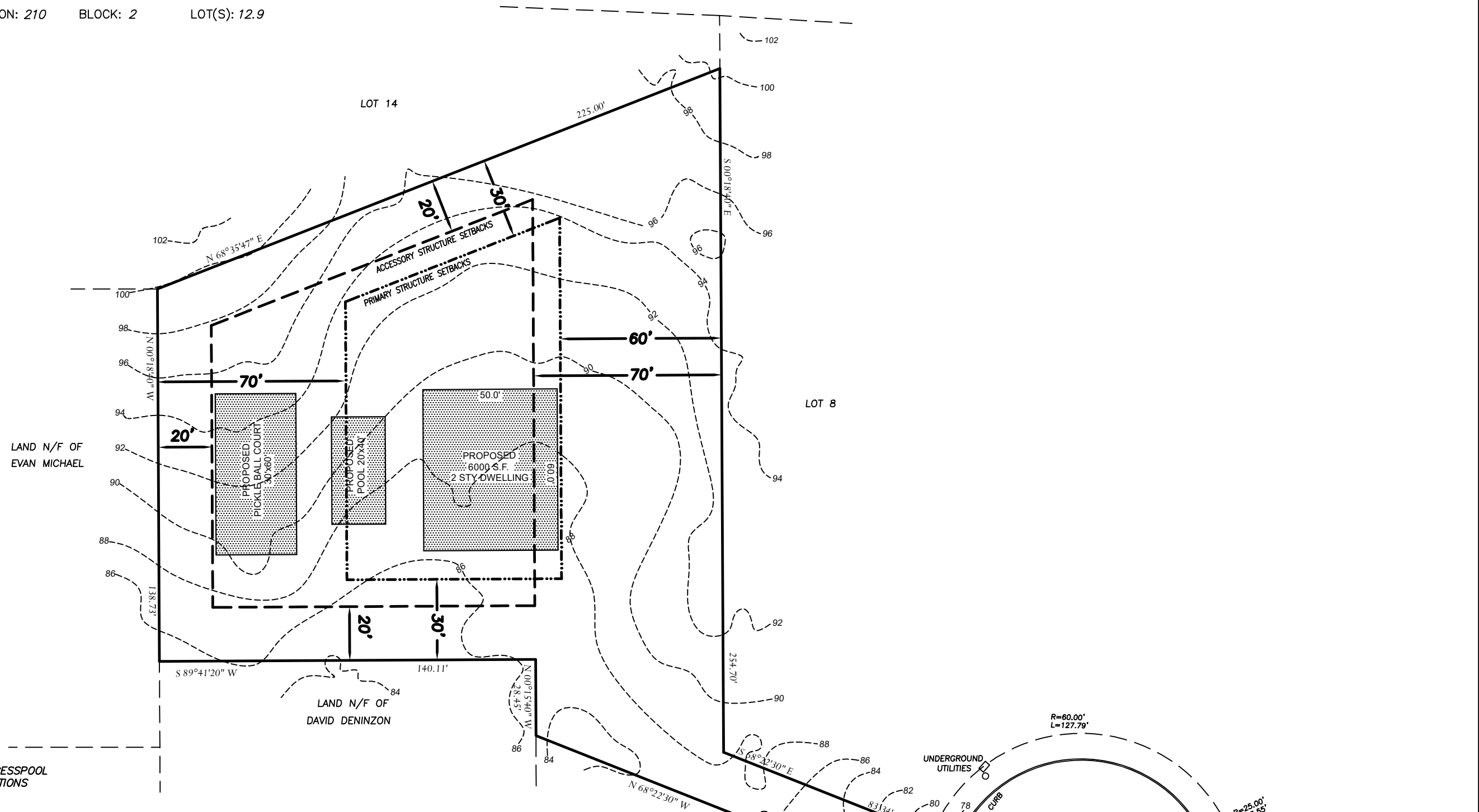


S.C.T.M. NO. DISTRICT: 900 SECTION: 210 BLOCK: 2 LOT(S): 12.9



THE WATER SUPPLY, WELLS, DRYWELLS AND CESSPOOL LOCATIONS SHOWN ARE FROM FIELD OBSERVATIONS AND/OR DATA OBTAINED FROM OTHERS.

AREA: 42,200.39 SQ.FT. or 0.97 ACRES

ELEVATION DATUM: NAVD88

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 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. THE OFFSETS OR DIMENSIONS SHOWN HEREON FROM THE PROPERTY LINES TO THE STRUCTURES ARE FOR A SPECIFIC PURPOSE AND USE THEREFORE THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR AND OTHER IMPROVEMENTS. EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF SURVEY

SURVEY OF: LOT 5
 MAP OF: SCOTCH MIST ESTATES SEC. 1
 FILED: NOV. 18, 1980 No. 6940
 SITUATED AT: SHINNECOCK HILLS
 TOWN OF: SOUTHAMPTON
 SUFFOLK COUNTY, NEW YORK



CERTIFIED TO: FSHM PROPERTIES, LLC;
 FIDELITY NATIONAL TITLE INSURANCE COMPANY;
 KENNETH M WOYCHUK LAND SURVEYING, PLLC
 Professional Land Surveying and Design
 P.O. Box 153 Aquebogue, New York 11931
 PHONE (631)298-1588 FAX (631) 298-1588

ZONING AT TIME OF SUBDIVISION R-40
 PRINCIPLE STRUCTURE
 FRONT: 60'
 SIDE YARD: 20' MIN, 60' TOTAL
 REAR YARD: 70'
 MAX COVERAGE 20% or 8440 S.F.

ACCESSORY STRUCTURES
 SIDE AND REAR: 20'
 FROM STREET: 70'

ADD BUILDING ENVELOPES 11/25/24

FILE #221-114 SCALE: 1"=40' DATE: JUNE 22, 2021