

MAP OF
PROPERTY
SITUATE
NOYACK

Town of Southampton, Suffolk Co., N.Y.

SCTM# 900-19-2-3

Area: 42,804 S.F. or 0.983 Acres

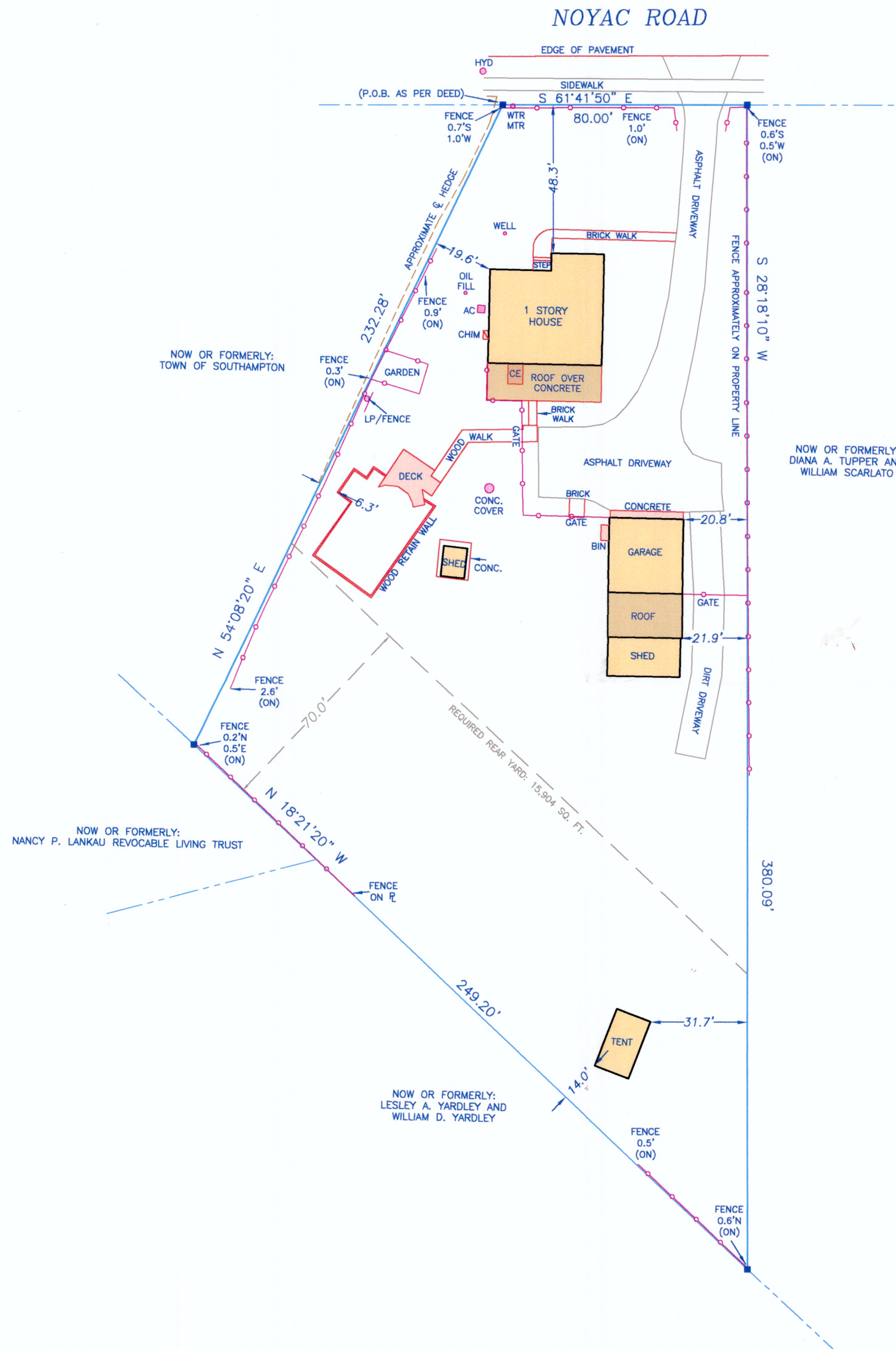
Scale: 1"=30'

Certified To:

Howard North
JoRae Brennan
Sharon Botto

General Notes:

- 1.) 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.
- 2.) Certifications indicate hereon shall run only to the person for whom the survey is prepared, and on his/her behalf to the title company, governmental agency and lending institution listed hereon. Certifications are not transferable to additional institutions or subsequent owners. Certification indicated hereon signify that this survey was prepared in accordance with the existing code of practice for land surveyors.
- 3.) The certifications for this survey is only for the lands depicted hereon and is not a certification of title, zoning or freedom of encumbrances. Certifications run only to the last field survey date.
- 4.) The existence of, but not limited to: any subsurface improvements or encroachments, wetlands, easements, covenants or restrictions, recorded or unrecorded, are not guaranteed or certified unless physically evident at the time the field survey was completed and shown on the survey map.
- 5.) The offsets (or dimensions) shown hereon from the structures to the property lines are for a specific purpose and use and therefore are not intended for the construction of fences, retaining walls, pools, patios, additions to buildings or any other structures.
- 6.) This survey was performed without an Abstract of Title and/or Title Report and is subject to any statement of fact revealed by a current Abstract of Title and/or Title Report.



Legend:

- = Set or Found Concrete Monument
- (ON) / (OFF) = Located On or Off Subject Property
- C.E. = Cellar Entrance
- CONC = Concrete
- L.P. = Liquid Propane Tank
- O.H. = Overhang
- A.C. = Air Conditioner
- WTR MTR = Water Meter
- P.O.B. = Point Of Beginning

Lot Coverage Note:

Allowable Lot Coverage: 20% x Lot Area
Existing Lot Coverage by Main and Accessory Buildings:
3,251 sq. ft. or 8% of Lot Area.
Includes: House, Garage, Sheds and Roof Overhang.

Required Rear Yard Coverage Note:

Allowable Required Rear Yard Coverage: 20% x Rear Yard Lot Area
Rear Yard Coverage: 234 sq. ft. or 1% of Rear Yard Lot Area.
Including but not limited to: All buildings and structures greater than 12 inches above grade located in the required rear yard area.

Items and formulas used for coverage and required rear yard coverage calculations are an interpretation of the Southampton Town Code by East End Land Surveying, P.C. and must be verified by the Town of Southampton or proper agency of jurisdiction before use or construction. Covenants and Restrictions of record, if any, not shown that are more restrictive than Southampton Town Code may apply, and their applicability is to be determined by the Town of Southampton or the proper agency having jurisdiction before use or construction. Calculations shown hereon are not certified unless verified by proper agency(s) having jurisdiction.

Zoning Note:

This survey is not making any certification or representation pertaining to zoning unless specifically stated hereon. For complete zoning information contact the proper municipality and/or agency of jurisdiction. Covenants and Restrictions of record, if any, not shown that are more restrictive than Southampton Town Code may apply, and their applicability is to be determined by the Town of Southampton or the proper agency having jurisdiction before use or construction.

Not a valid copy without
surveyor's original signature
and embossed seal.

Timothy C. Taylor

Surveyed : April 23, 2025

Timothy C. Taylor
NYS Lic.# 050799
East End Land Surveying, P.C.
PO Box 2672
Amagansett, N.Y. 11930
Office: 631-527-7050
Email: eastends@gmail.com