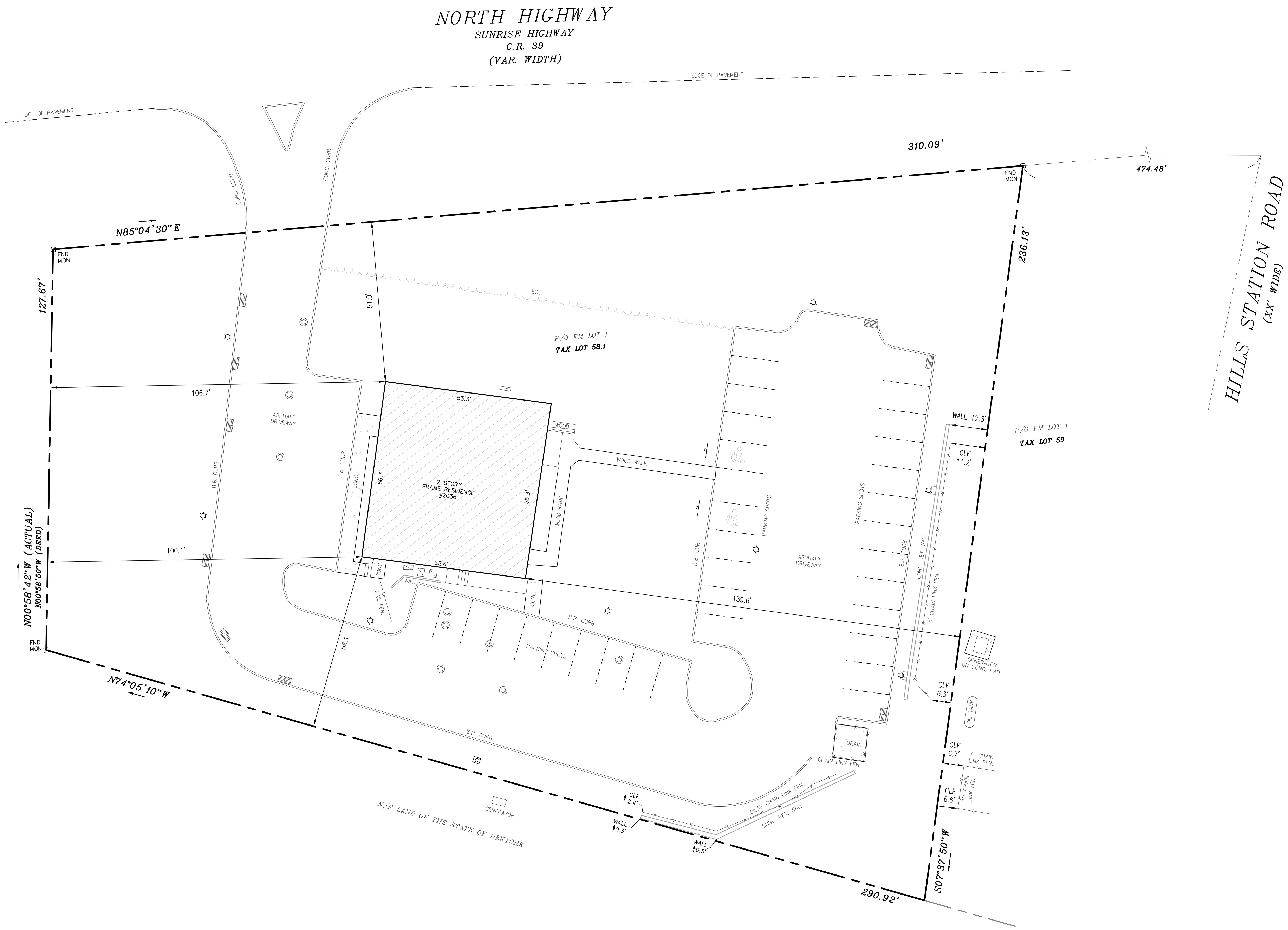
THE BEARINGS SHOWN HEREON ARE BASE ON LIBER 12182 AND PAGE 0647

SYMBOL LEGEND

MONUMENT FND	WIRE FENCE
I.P. / I.B. FND	GAS METER
I.P. / I.B. SET	WATER METER
SPOT ELEVATIONS	GAS VALVE
UTILITY POLE	WATER VALVE
GUY WIRE	TEST HOLE
UTILITY POLE W/LIGHT	TREE
LIGHT POLE	SHRUB
SIGN	BOLLARD
FIRE HYDRANT	WETLAND FLAG
MANHOLE	D.C. DEPRESSED CURB
"A"-INLET	FE. FENCE
"B"-INLET	MAS. MASONRY
YARD INLET	PLAT. PLATFORM
YARD INLET	W.W. WINDOW WELL
A/C UNIT	B/W BAY WINDOW
ELECTRIC METER	C/E CELLAR ENTRANCE
PVC FENCE (PVC)	O/H OVERHANG
STOCKADE FENCE (STK)	R/O ROOF OVER
CHAIN LINK FENCE (CLF)	CANT. CANTILEVER
CROSS CUT	G.O.L. GENERALLY ON LINE
STAKE	O/L ON LINE



GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

BUILDING COVERAGE

LOT AREA
53,678 S.F. = 1.24 AC.

BUILDING = 2,980

2,980 S.F. = 0.07 AC.
6% LOT COVERED

20% ALLOWABLE BY MAIN & ACC. BUILDINGS

LOT COVERAGE

LOT AREA
53,678 S.F. = 1.24 AC.

BUILDING = 2,980
PATIOS/WALKS = 956
PARKING/DRIVEWAY = 17,697

21,633 S.F. = 0.50 AC.
40% LOT COVERED

LOT CLEARING AREA

53,678 S.F. = 1.24 AC.
32,904 S.F CLEARED
61% LOT CLEARED

LOT AREA

53,678 S.F.
1.24 AC.

GUARANTEED TO:

TITLE NO. : NY5291-01
60-71 WOODBINE LLC
AMTRUST TITLE INSURANCE COMPANY
FIRST INTERNATIONAL TITLE AGENCY

REV	DATE	DESCRIPTION	BY	CHKD

SCALICE land surveying
mjslandsurvey.com
P:631-957-2400

TAX MAP NO.
0900-177.00-02.00-058.001

JOB No. S22-0416

DATE SURVEYED: 02/14/2022

DR.:MC | CREW.:NB | SCALE: 1" = 20'

SURVEY OF PROPERTY

2036 COUNTY ROAD 39
P/O LOT 1, BLOCK 82
AMENDED MAP "A" OF THE
WESTERLY P/O THE SHINNECOCK HILLS
FILE DATE: 10/22/1925 MAP NO. 213
SITUATE
SHINNECOCK HILLS, TOWN OF SOUTHAMPTON
SUFFOLK COUNTY, NEW YORK

SHEET 1 / 1

(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW. (2) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. (3) CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE 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, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP. (4) THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE. (5) THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY. (6) THE OFFSET (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS PLANTING AREAS, ADDITIONS TO BUILDINGS, AND ANY OTHER TYPE OF CONSTRUCTION. (7) PROPERTY CORNER MONUMENTS WERE NOT SET AS PART OF THIS SURVEY. (8) THIS SURVEY WAS PERFORMED WITH A SPECTRA FOCUS 30 ROBOTIC TOTAL STATION. (9) THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED. (10) SURVEY IS SUBJECT TO ANY STATE OF FACTS WHICH AN UP-TO-DATE TITLE EXAMINATION MAY DISCLOSE.