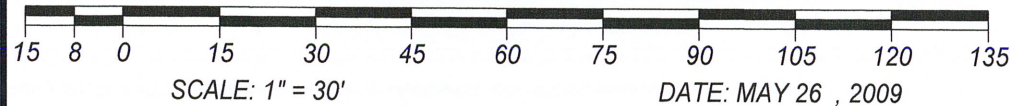
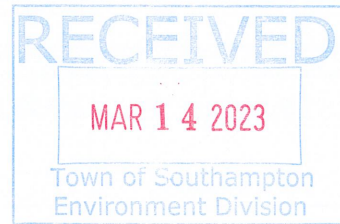


SURVEY OF LOT 1 MAP OF SEBONAC SHORES SITUATE AT COLD SPRING POINT SHINNECOCK HILLS

TOWN OF SOUTHAMPTON
SUFFOLK COUNTY, NEW YORK
S.C.T.M. DIST. 0900 SEC. 155 BLK. 02 LOT 19



LOT AREA: 22,866 SQ.FT. = 0.525 ACRE (FILED MAP)
CURRENT ZONING: R-40

METES & BOUNDS SHOWN HEREON ARE AS
PER FILED MAP

ELEVATIONS SHOWN HEREON REFER TO NAVD 1988
AND ARE THE RESULTS OF ACTUAL FIELD WORK.

PROPERTY LIES WHOLLY WITHIN FLOOD ZONE AE 6
AS DEPICTED ON THE F.E.M.A FLOOD INSURANCE
RATE MAP, MAP NO. 36103CO513H EFFECTIVE DATE
SEPTEMBER 25, 2009

ALLOWABLE LOT COVERAGE: 4,573 SQ.FT. = 20%
EXISTING LOT COVERAGE: 1,752 SQ.FT. = 7.7%
PROPOSED ADDITIONAL LOT COVERAGE: 420 SQ.FT.
PROPOSED LOT COVERAGE: 2,172 SQ.FT. = 9.5%

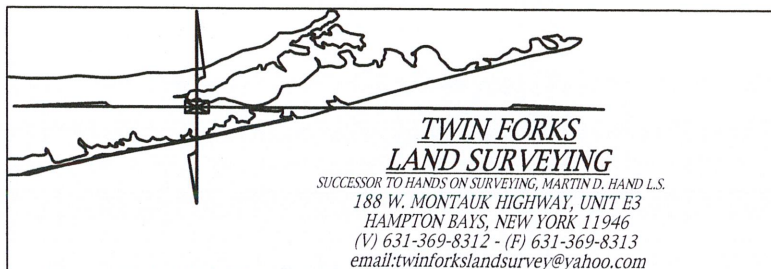
CERTIFIED TO: JOHN LANDY

JOB NO.: 2009-130
MAP NO.: 3615
FILED: JULY, 27, 1962
REVISIONS:

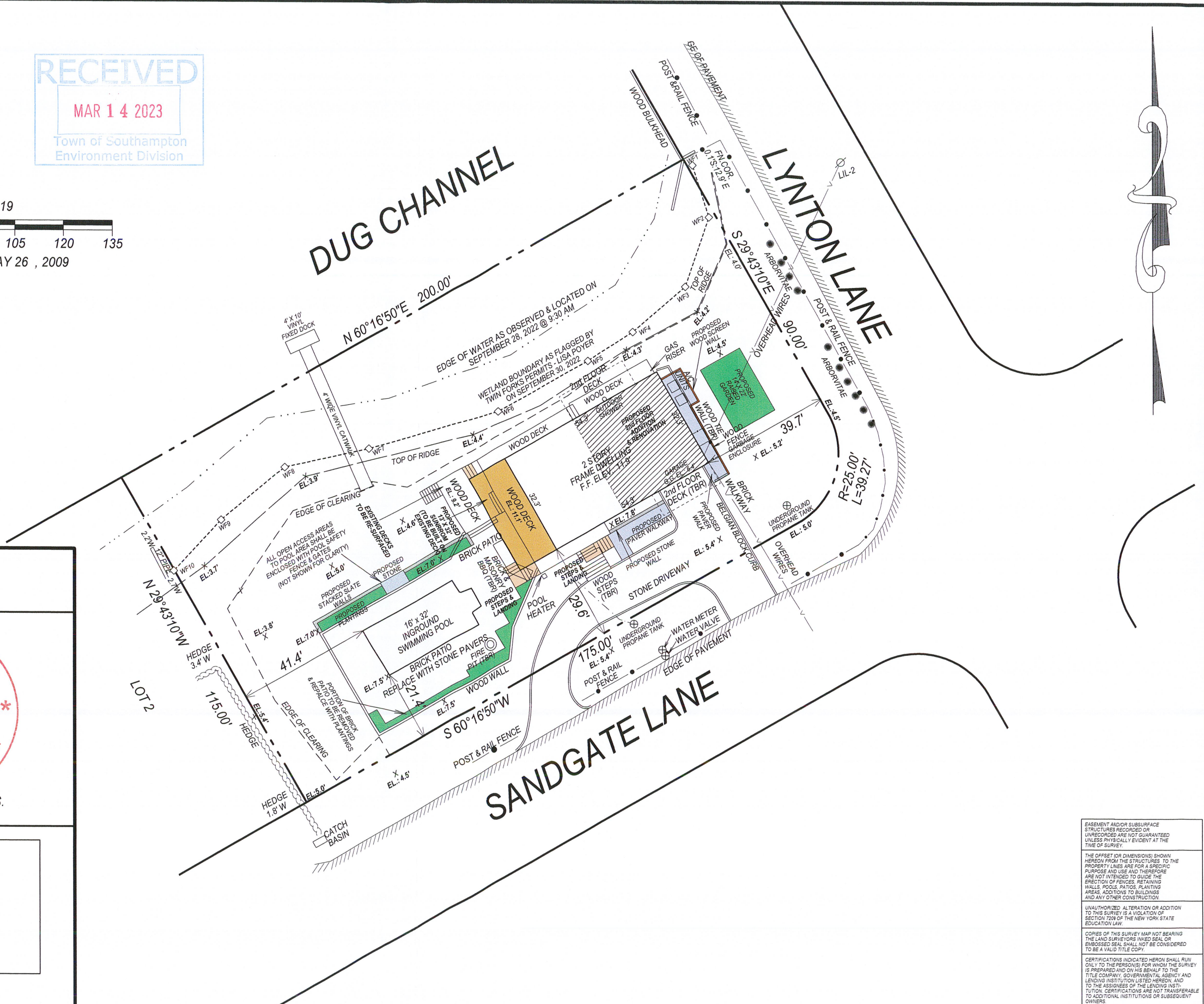
UPDATE SURVEY: 12/2/11
LOC. WETLANDS, CATWALK & DOCK 3/6/13
UPDATE & RECERTIFY SURVEY: 9/28/22
PLOT PROPOSED ADDITONS & SITE PLAN 2/23/23



JEFFREY W. HADERER L.S.
LICENSE NO. 050538



COPIES OF THIS SURVEY MAP, EITHER PAPER OR ELECTRONIC, NOT BEARING
THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL SHALL NOT BE
CONSIDERED TO BE A VALID COPY AND SHALL NOT BE USED FOR ANY PURPOSE.



EASEMENT AND/OR SUBSURFACE
STRUCTURES RECORDED OR
UNRECORDED ARE NOT GUARANTEED
UNLESS PHYSICALLY EVIDENT AT THE
TIME OF SURVEY.

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
ERECTOR OF FENCES, RETAINING
WALLS, POOLS, PATIOS, PLANTING
AREAS, ADDITIONS TO BUILDINGS
AND ANY OTHER CONSTRUCTION.

UNAUTHORIZED ALTERATION OR ADDITION
TO THIS SURVEY IS A VIOLATION OF
SECTION 2209 OF THE NEW YORK STATE
EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING
THE LAND SURVEYORS INKED SEAL OR
EMBOSSED SEAL SHALL NOT BE CONSIDERED
TO BE A VALID TITLE COPY.

CERTIFICATIONS INDICATED HEREON SHALL RUN
ONLY TO THE PERSON(S) FOR WHOM THE SURVEY
IS PREPARED AND ON HIS BEHALF TO THE
TITLE COMPANY, GOVERNMENTAL AGENCY AND
LENDING INSTITUTION LISTED HEREON, AND
TO THE ASSIGNEE OF THE LENDING INSTI-
TUTION. CERTIFICATIONS ARE NOT TRANSFERABLE
TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT
OWNERS.