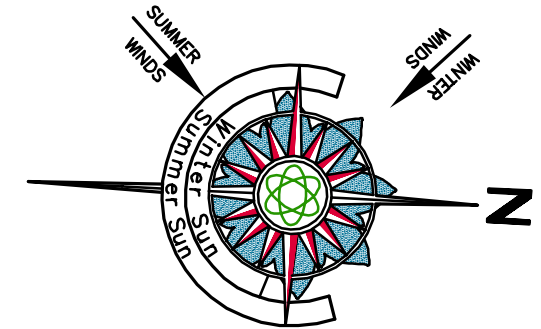


- MONUMENT
CONC or STONE
- ▲ STAKE
WOOD or
PLASTIC
- SPIKE, REBAR,
IRON PIPE, ETC

North American Vertical Datum 1988



Deed North
TOTAL LOT AREA
TO FILE MAP BOUNDARY
12,864± SQ.FT.

TOTAL LOT AREA
TO MEAN HIGH WATER
11,453± SQ.FT.

NOTES:

1. SURVEY CONDUCTED WITHOUT BENEFIT OF COMPLETE TITLE REPORT. EASEMENTS OF RECORD FOR WHICH DOCUMENTATION HAS BEEN PROVIDED ARE SHOWN HEREON. OTHER EASEMENTS, IF ANY, ARE NOT SHOWN.
2. SUBJECT PROPERTY SHOWN AS LOTS 542-544 ON "MAP OF SUBDIVISION; BAY POINT; SECTION 2; TOWN OF SOUTHAMPTON; N.Y." BY MELVILLE C. WOOD, SAG HARBOR, NY, FILED MAY 15, 1952 AS FILE MAP No. 1916.
3. SUBJECT PROPERTY IN ZONE "R10" AND IN THE STORMWATER MANAGEMENT OVERLAY ZONE PER TOWN OF SOUTHAMPTON GEOGRAPHIC INFORMATION SYSTEM SEPTEMBER 06, 2019. ALL ZONING REGULATIONS AND RESTRICTIONS SHOWN HEREON MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.
4. NO WETLANDS LINES ARE SHOWN HEREON. ZONING SETBACKS AND/OR ALLOWED AREA COMPUTATIONS MAY BE DIFFERENT IF THE SUBJECT PROPERTY IS WITHIN REGULATORY DISTANCE OF ANY EXISTING WETLANDS. ALL ZONING INFORMATION MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.
5. ALL NATURAL FEATURES SHOWN HEREON, INCLUDING BUT NOT LIMITED TO BLUFF CREST AND CLEARING LINES, MUST BE VERIFIED WITH APPROPRIATE REGULATORY AGENCIES.
6. BOUNDARY COURSES SHOWN HEREON WITH (A) OR (D) SUFFIX INDICATE ACTUAL (A) VERSUS DEED (D) OR FILE MAP (M) VALUES.
7. SEPTIC SYSTEM, DRYWELL, WATERLINE AND ALL UNDERGROUND UTILITY LOCATIONS SHOWN FROM INFORMATION PROVIDED BY OTHERS. CERTIFICATIONS ARE LIMITED TO THE ACCURATE PLOTTING AND DEPICTION OF THE INFORMATION AS SUPPLIED.
8. SUBJECT PROPERTY IN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD ZONES "AE7" AND "X 1.0%" ON FLOOD INSURANCE RATE MAP FM36103C0193H, LAST REVISED SEPTEMBER 25, 2009.
9. AS EVIDENCED BY OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, ALL UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNDERGROUND AND ARE PROVIDED TO THE SUBJECT PROPERTY FROM WITHIN THE PUBLIC RIGHT OF WAY. BEFORE DIGGING ON THE SUBJECT PROPERTY OR IN THE PUBLIC RIGHT OF WAY CALL THE NYC & LI ONE-CALL CENTER AT 1-800-272-4480 AND REQUEST FIELD LOCATION AND MARK OUT OF UNDERGROUND UTILITY LINES. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON, INCLUDING BUT NOT LIMITED TO SANITARY AND DRAINAGE DISPOSAL SYSTEMS, ARE DEPICTED ACCORDING TO RECORDS SUPPLIED BY OTHERS. USERS OF THIS SURVEY MAP ARE CAUTIONED THAT NO CERTIFICATION, WARRANTY OR GUARANTY, EITHER EXPRESS OR IMPLIED, IS EXTENDED TO THE LOCATION OR COMPLETENESS OF INFORMATION WITH RESPECT TO UNDERGROUND UTILITIES SHOWN HEREON.

CERTIFIED TO:
20 WHALERS WALK, LLC

TABLE OF AREAS	(SQ. FT.)
FILE MAP LOT AREA	12,864
AREA TO M. H. W. L.	11,453

EXISTING TOTAL BUILDING COVERAGE 1,315
ALLOWED TOTAL BUILDING COVERAGE 2,573
(12,864 * 0.20)

EXISTING REQ'D REAR YARD COVERAGE 0
ALLOWED REQ'D REAR YARD COVERAGE 450
(2,252 * 0.20)

CERTIFICATION & ALTERATION NOTE:

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. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY 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. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON(S) FOR WHOM THE SURVEY IS PREPARED, AND ON THEIR BEHALF TO THE TITLE COMPANY, LENDING INSTITUTION AND/OR GOVERNMENTAL AGENCY LISTED HEREON, AND THE SUCCESSORS AND/OR ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. LOCATIONS OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY EXIST EXCEPT AS SHOWN HEREON, ARE NOT KNOWN AND ARE NOT COVERED BY THIS CERTIFICATION.

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SANITARY LOCATION TIES

ITEM	DIST 'A'	DIST 'B'
ST-A	13' 10"	54' 0"
ST-B	14' 3"	51' 7"
LP-E	26' 9"	37' 5"
LP-F	33' 5"	42' 2"
LP-G	31' 0"	34' 0"
LP-H	34' 7"	31' 2"
LP-I	37' 6"	25' 8"
LP-J	42' 6"	32' 3"
LP-K	23' 5"	32' 0"
LP-L	26' 10"	28' 0"

Field Work: JLA IV	Project No: 15-087
Drawn By: FMH JML RCJ	Drawing Name: 15-087 CO.DWG
Checked By: FMH	Scale: 1" = 20'
Reviewed By: JML	Date: 02 DEC 2015
Revisions: 08AUG18 SITE UPDATE 06SEP19 STAKE BOUNDARY	

20 WHALERS WALK, LLC

PROPERTY SITUATE AT
20 WHALERS WALK
NOYAC, NEW YORK

COUNTY OF SUFFOLK, TOWN OF SOUTHAMPTON
DISTRICT 900, SECTION 9, BLOCK 3, LOT 61

PREPARED BY

F. MICHAEL HEMMER, LS, P.G.

PROFESSIONAL SURVEYING SERVICES

PO BOX 1328, SAG HARBOR, NEW YORK 11963
(631) 725-7199 INFO@FMHLS.COM

Sheet Title:
CERTIFICATE OF OCCUPANCY SURVEY

Sheet
1 OF 1