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Town of Southampton
Environment Division

MAP OF LOT 91 HILLVIEW ACRES – SECTION 2 SITUATE NOYACK

Filed Oct. 1, 1970 as Map No. 5526
Town of Southampton, Suffolk Co., N.Y.

SCTM# 900-24-2-40

Area: 47,921 S.F. or 1.100 Acres
Lot Area: 47,857 S.F. or 1.100 Acres
(Excluding area covered by wetlands)

Scale: 1"=40'

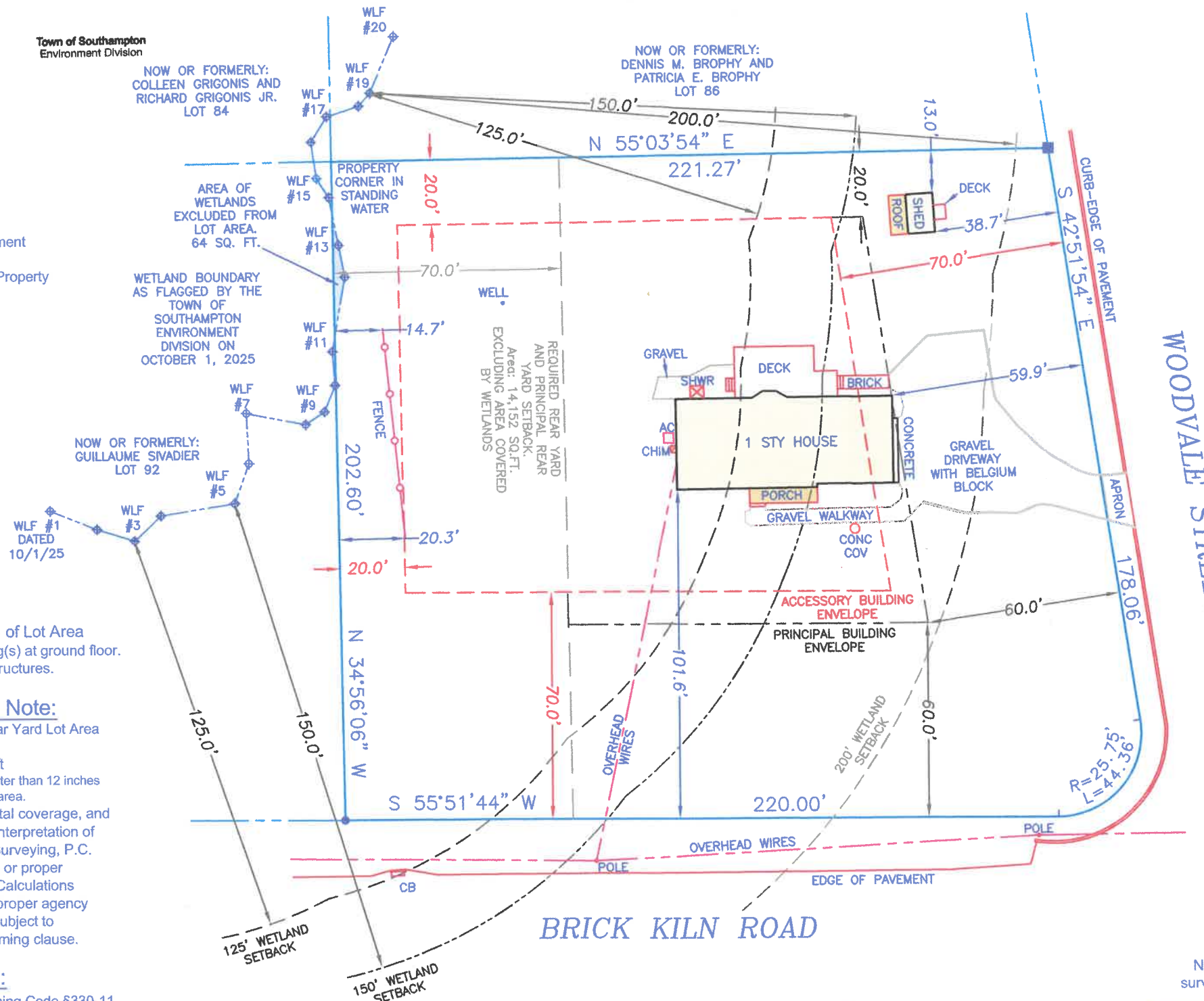
Certified To:

Jean Notturmo
Joseph Martino
Michael Martino
Steven Martino

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 indicated 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
 - = Found Small Nail with Ribbon
 - (ON)/ (OFF) = Located On or Off of Subject Property
 - SHWR = Outdoor Shower
 - CB = Catch Basin
 - CONC COV = Concrete Cover
 - WLF = Wetland Flag



Lot Coverage Note:

- Existing Building Coverage: 2,112 sq. ft. or 4% of Lot Area
- Includes areas of main and accessory roofed building(s) at ground floor.
 - Excluded: Decks and patios attached to structures.

Required Rear Yard Coverage Note:

Allowable Required Rear Yard Coverage: 20% x Rear Yard Lot Area
14,152 sq. ft. x .20 = 2,830 sq. ft.

Existing Rear Yard Coverage: 0 sq. ft.

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 building coverage, total coverage, and rear yard coverage calculations are based on 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. Calculations shown hereon are not certified unless verified by proper agency having jurisdiction. Allowable coverages may be subject to grandfather clause and/or pre existing non-conforming clause.

Building Envelope Note:

- 1.) Building envelopes are as per Southampton Town Zoning Code §330-11, 330 Attachment 2, Table of Dimensional Regulations, as of map date.
- 2.) Envelopes may be subject to, but limited to, wetland setbacks, covenants and restrictions of record, and / or any other zoning code or environmental restrictions. See Southampton Town Code for complete information.
- 3.) Any Covenants and Restrictions on file, which are more restrictive than Town zoning, may apply and is to be determined by The Town of Southampton..
- 4.) **Building envelopes must be verified by The Town of Southampton or the proper agency having jurisdiction before use or construction.**

- = Principal Envelope
- = Accessory Envelope

Wetland Note:

Wetland Boundary as shown was flagged by the Town of Southampton Environment Division on October 1, 2025 and located in the field by East End Land Surveying, PC. Wetland flagging must be verified by the Town of Southampton or the proper agency having jurisdiction before use or construction.

Zoning Note:

R40 zoning designation is as per the Town of Southampton's e-portal website and must be verified by the Town of Southampton before use or construction. 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.

Nov. 27, 2025: Wetlands
Nov. 26, 2025: Building Envelopes
Nov. 25, 2025: Survey

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