SURVEYED FOR JAMES SAAP PROPERTY LOCATED AT BRIDG TOWN OF SOUTHAMPTON SUFFOLK COUNTY. NEW YORK S.C.T.M. # 900-071-03-35 AREA = 30.908 SF. = 0.7095 ACCALE: 1"=40" 70' PRINCIPAL STRUCTURE REQUIRED REAR REQUIRED REAR YARD AREA = 7001 SF 50% MAX ALLOWED COVERAGE = 3500 SF EXISTING COVERAGE = 883 SF = 12.6% POOL = 883 SF PRE-EXISTING NON CONFORMING LOT VERIFY USE OF 4/10THS SIDE YARD RELIEF LOT WIDTH AT 60° PRINCIPAL FRONT YARD = 107.3 × 0.4 = 42.9° TOTAL SIDES MIN SIDE YARD = 42.9 × 0.4 = 17.2° MAX ALLOWED LOT (BUILDING COVERAGE EXISTING COVERAGE = 1911 SF = 6.18% RESIDENCE W/ PORCH = 1190 SF GARAGE W/ SHED = 721 SF NOTE: THE EXISTENCE OF RIGHT OF WAYS. WETLANDS AND/OR EASEMENTS OF RECORD IF ANY. NOT SHOWN ARE NOT GUARANTEED. PROPERTY ZONED R-40 MAP OF:
PARSONS SETTLEMENT
(OPEN SPACE) NORRIS LANE BRIDGEHAMPTON **ACRES** _ YARD PROVISION = 107.3 FENCE COR. 2.5'/E & 0.4'/N 20% N 05.52,45"W 6181 SF TINE 297.43, AAMS CHVIN-LINK 13.2. WIN PRINCIPAL SIDE 42.9. TOTAL SIDES 89°17'50"E 20' MIN ACCESSORY REAR ACCESSORY FRONT BAY PRINCIPAL FRONT PRIVET HEDGE 89°25'00"W SEPTIC MAP OF: LUDLOW GREENS (OPEN SPACE) 2₽₽ 45.1' ç ¥o o Ç PRE-EXISTING O SANI ALARM 98. STORY DECK WOOD 28 .75 SØ. WIN VCCE280BY SIDE 12.9 TOTAL SIDES ON 19.2. MIN PRINCIPAL SIDE 42.9 TOTAL SIDES ON 19.2. 109 OHD. UTIL FENCE COR. 0.4'/S & 0.1'/W STOCKADE FENCE CHED CBYAEL DRIVEMAY MIRE FENCE 04.56,10"E ٬۲6٬۲6۲ LINE MAP FENCE 0.4'/W LAND N/F A MADAIO

MONTAUK HIGHWAY (S.R. 27)

CERTIFIED TO: JAMES SAAKVITNE

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UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION SECTION 7289 OF THE NEW YORK STATE EDUCATION LAW.

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SURVEYED BY:
BARYLSKI LAND SURVEYING
2320 MAIN ST. P.O. BOX 1302
NEWMAN VILLAGE CONDO.
BRIDGEHAMPTON. NEW YORK
(631-537-7944)
DECEMBER 21, 2023