

SURVEY OF PROPERTY

LOT 64
Map of

NORTH HAVEN MANOR
Filed March 26, 1947 as map no. 1531

AND
LOT 48
Map of

Hawthorne Manor
Filed June 12, 1911 as map no. 630

Situate
INCORPORATED VILLAGE OF NORTH HAVEN
Town of Southampton
Suffolk County, New York

SCALE: 1" = 30'

AREA: 65,608 sq. ft.
or 1.5062 acres

Certified only to:

Tenshore Realty, Ltd.
All Area Abstract, LLC (AAA-30093)
Old Republic National Title Insurance Company

COVERAGE CALCULATION

Existing Lot Coverage: 12,657 sq.ft. (19.29%)
Proposed Lot Coverage: 12,915 sq.ft. (19.69%)

CLEARING CALCULATION

Existing Limits of Clearing: 22,619 sq.ft. (34.48%)
Permitted Limits of Clearing: 22,962 sq.ft. (35%)

TIES TO SEPTIC SYSTEM

ST	A	B
1	17.5'	30.1'
2	29.5'	25.1'
	41.5'	12.5'

McDonald Geoscience
DATE: 2/10/2015

- 0" - 0.5" Dark brown loam OL
- 0.5" - 8" Brown silty sand SM
- 8" - 17" Pale brown fine sand SP

CURVE	Arc	Delta Angle	Chord	Ch Bearing	Radius	Tangent
C1	290.02'	14°05'40"	289.30'	N 3°42'48"E	1179.00'	145.75'
C2	63.92'	12°07'14"	63.79'	S 12°12'53"W	302.11'	32.07'

- △ indicates set stake.
- indicates set lath.
- indicates found concrete monument.
- indicates found hex bolt.
- ⊙ indicates utility pole.
- ⊕ indicates water meter.
- ⊕ indicates fire hydrant.

- NOTES:
- 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 N.Y. State Education Law.
 - Only copies from the original of this survey marked with an original of the land surveyor's embossed seal or inked seal shall be considered to be valid copies.
 - Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of Practice for Land Surveys adopted by the State of New York. The surveyor certifies that the survey was conducted in accordance with the title company, governmental agency and Lending institution listed hereon, and to the best of his/her knowledge and belief, the survey is correct and reliable for the purposes intended.
 - Underground improvements or encroachments, if any, are not shown hereon.
 - The existence of right of ways, wetlands and/or easements of record, if any, are not shown or guaranteed.
 - All natural features, trees or surveys, including but not limited to Bluff Crest, Clearing, and Wetlands should be verified with the appropriate regulatory agency.
 - Elevations shown are based on USC & GS datum, MAAD (1988)

- June 28, 2019: Update clearing
December 14, 2018: locate footings
February 17, 2017: Proposed revegetation
December 6, 2016: Final
March 25, 2016: Revise proposed driveway & gate
December 11, 2015: Proposed pool plan
August 28, 2015: Final Proposed pool
August 4, 2015: Stake foundation
May 14, 2015: Stake foundation & set benchmarks (2)
February 11, 2015: Existing septic system
January 24, 2015: Show existing house as to be removed
September 24, 2014: Add Filed Map info
- Surveyed: September 18, 2014
Surveyor: S. L. Saks
N.Y.S. Lic. No. 049960
- Saskas Surveying Company, P.C.
124 Cedar Street
East Hampton, New York 11937
(631) 324-6917 FAX 329-4768

