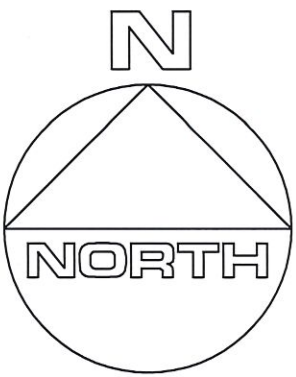


THE AREA OF THIS PROPERTY IS 31,363 S.F. OR 0.719 ACRES

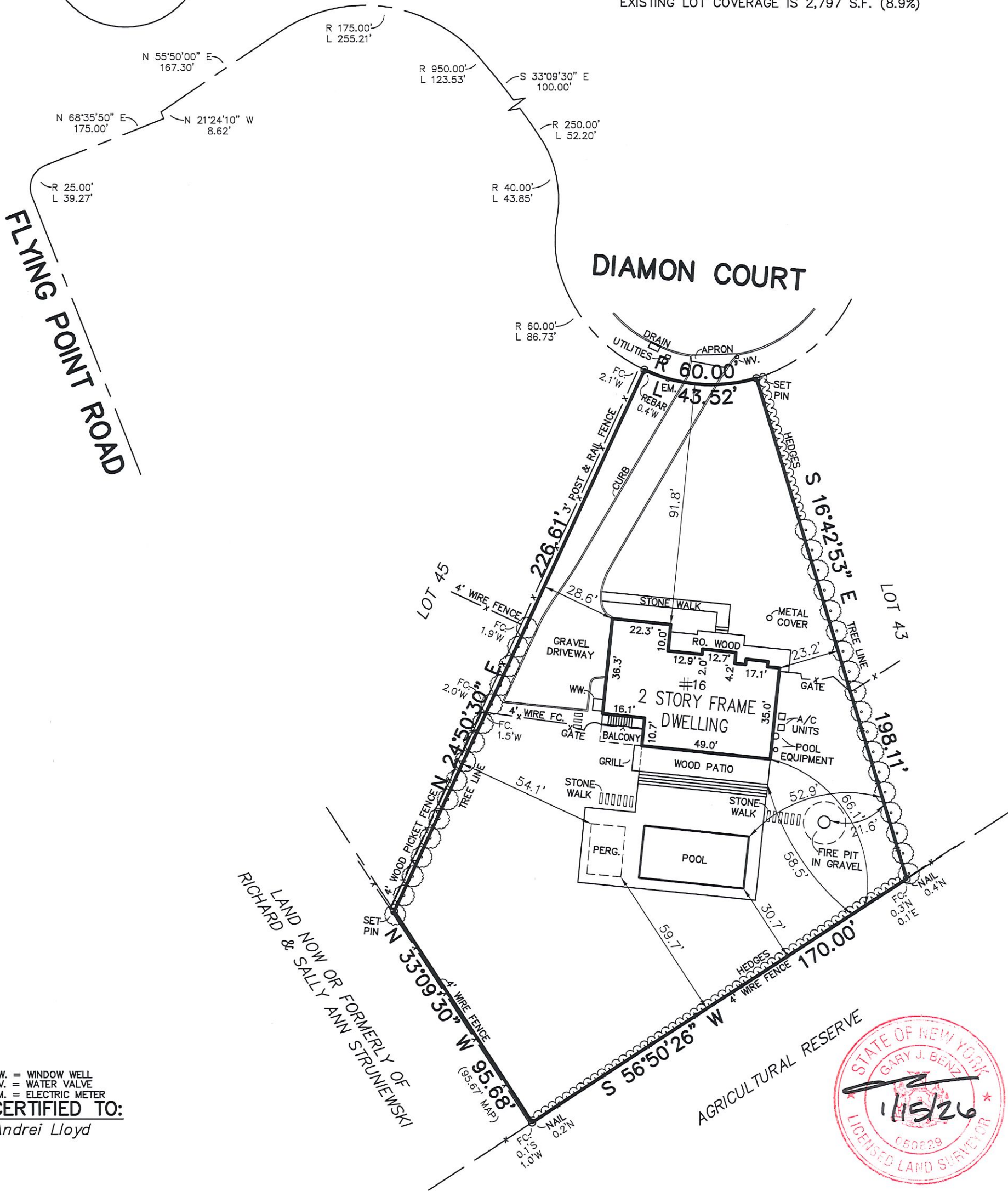


CLEARING CALCULATIONS

THIS PROPERTY IS NOT CURRENTLY IN THE AQUIFER PROTECTION OVERLAY.
CLEARING RESTRICTIONS AS PER TOWN CODE SECTION 330-63 TO 69 DO NOT APPLY.
SUBJECT TO ANY BUFFERS, WETLANDS AND/OR COVENANTS OF RECORD, IF ANY.
EXISTING CLEARING IS 31,363 S.F. (100%)

COVERAGE CALCULATIONS

ALLOWABLE LOT COVERAGE IS 6,273 S.F. (20%)
EXISTING LOT COVERAGE IS 2,797 S.F. (8.9%)



WW. = WINDOW WELL
WV. = WATER VALVE
EM. = ELECTRIC METER
CERTIFIED TO:
Andrei Lloyd



GUARANTEES INDICATED SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND/OR AGENCY, AND ARE NOT TRANSFERABLE.

S.C.T.M. NO. 900 — 133 — 4 — 4

SURVEY OF: LOT 44
MAP OF SEVEN PONDS AT WATER MILL
FILED JAN. 27, 1988 — AS No. 8467

SITUATED IN: WATER MILL TOWN OF: SOUTHAMPTON

SUFFOLK COUNTY, NEW YORK

DATE: 1/15/2026 JOB NO. G25-11870 SCALE: 1" = 40' GaryBenzLS@Yahoo.com / (631) 648-9348

GARY BENZ, L.S.

Surveying and Land Planning
527-B Hawkins Avenue
Ronkonkoma, N.Y. 11779

THE EXISTENCE OF RIGHT OF WAYS, WETLANDS, UNDER
GROUND UTILITIES AND/OR EASEMENTS OF RECORD
IF ANY, NOT SHOWN ARE NOT GUARANTEED.

UNAUTHORIZED ALTERATION OR ADDITION TO
THIS SURVEY IS A VIOLATION OF SECTION 7209
OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND
SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL
NOT BE CONSIDERED TO BE A VALID TRUE COPY.