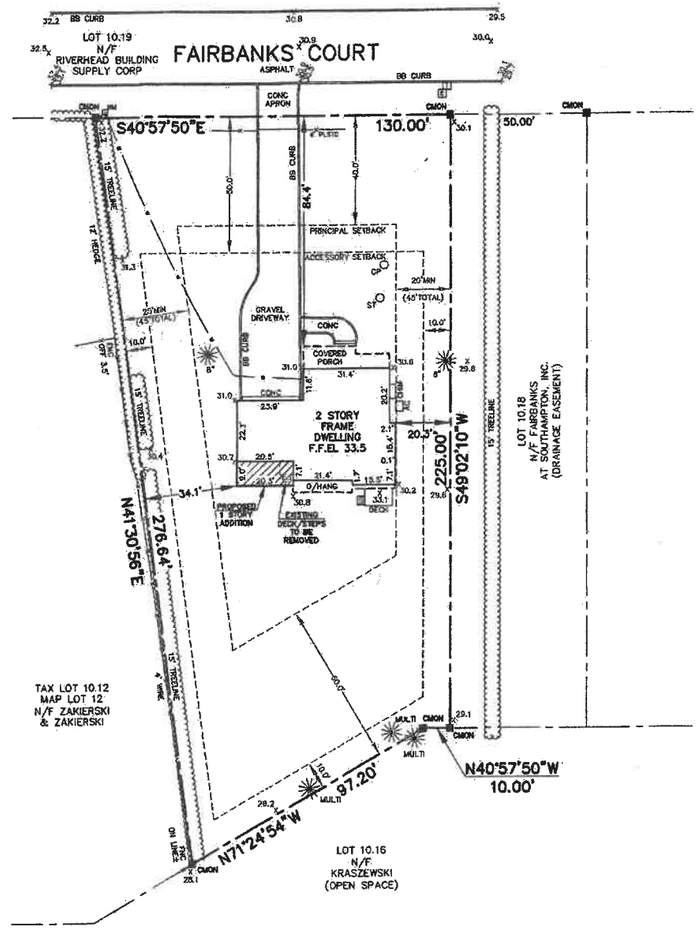
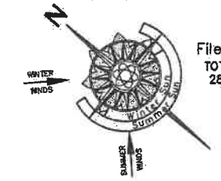


Assumed Vertical Datum



File Map North
TOTAL LOT AREA
28,132± 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 LOT 13 ON "SUBDIVISION MAP OF; FAIRBANKS AT SOUTHAMPTON; A PLANNED RESIDENTIAL DEVELOPMENT; SITUATE; WATER MILL; TOWN OF SOUTHAMPTON; SUFFOLK COUNTY, N.Y." BY KARL W. WOISENBACHER, SOUTHAMPTON, NY. FILED AUG 22, 1991 AS FILE MAP No. 9135.

3. SUBJECT PROPERTY IN ZONE "CR60", IN THE AGRICULTURAL OVERLAY & STORMWATER MANAGEMENT ZONE. PER TOWN OF SOUTHAMPTON GEOGRAPHIC INFORMATION SYSTEM, FEBRUARY 05, 2013. PER FILE MAP No. 9135 NOTED ABOVE, ZONING REGULATIONS FOR ZONE "R-20" ARE APPLICABLE TO THE SUBJECT PROPERTY. 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. SUBJECT PROPERTY ENCUMBERED BY COVENANTS AND RESTRICTIONS RECORDED IN LIBER 10918, PAGE 20 AS PER FILE MAP No. 9134 NOTED ABOVE.

6. SEPTIC SYSTEM & WATER SUPPLY LINE LOCATIONS SHOWN FROM INFORMATION PROVIDED BY OTHERS AND ARE NOT CERTIFIED.

7. 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.

8. LOCATION AND PROTECTION OF ALL UNDERGROUND UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.

TABLE OF AREAS	(SQ.FT.)
TOTAL LOT SIZE	28,132
EXISTING TOTAL ROOFED COVERAGE	2,250
PROPOSED TOTAL ROOFED COVERAGE	2,431
ALLOWED TOTAL ROOFED COVERAGE (28,132 x 0.20)	5,626

RETAIN & IMAGE

CERTIFIED TO:
ANNE T. FAY
WILLIAM E. FAY III

[illegible]
USE OR OCCUPANCY OF ANY BUILDING OR STRUCTURE THAT DOES NOT COMPLY WITH THE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE AND BUILDING CODE AND THE ZONING LAWS OF THE TOWN OF SOUTHAMPTON ZONING REGULATIONS.

Field Work: PWD, RMK	Project No: 13-501
Drawn By: [illegible]	Drawing Name: [illegible]

FAY