

MORICHES BAY

N/O/F TRUSTEES OF THE FREEHOLDERS & COMMONALTY OF THE TOWN OF SOUTHAMPTON

PROPOSED SUBDIVISION OF PROPERTY SITUATE WEST HAMPTON DUNES TOWN OF SOUTHAMPTON SUFFOLK COUNTY, NEW YORK S.C. TAX No. 907-03-01-07,08 SCALE 1" = 50'

DECEMBER 1, 2021  
 DECEMBER 23, 2021 LOCATE WETLAND FLAGS  
 DECEMBER 29, 2021 ADD PROPOSED SUBDIVISION  
 NOVEMBER 21, 2022 REVISE SURVEY  
 DECEMBER 30, 2022 ADD EASEMENT  
 FEBRUARY 8, 2023 HOUSE LOCATIONS  
 MARCH 21, 2023 MISC REVISIONS  
 JUNE 8, 2023 MISC REVISIONS  
 AUGUST 7, 2023 NEW LOT LAYOUTS  
 NOVEMBER 6, 2023 NEW LOT LAYOUTS  
 DECEMBER 18, 2023 - REVISED LOT LINE

TOTAL AREA = 134,370.2 sq. ft.  
 3.085 ac.  
 UPLAND = 130,471.3 sq. ft.  
 2.995 ac.  
 WETLAND = 3,898.9 sq. ft.  
 0.090 ac.

APPARENT HIGH WATER AS OF DECEMBER 23, 2021  
 TIDAL WETLAND LINE IS COINCIDENT WITH MEAN HIGH WATER

AREA BREAKDOWN

PARCEL 'A' TOTAL = 42,021.9 sq. ft.  
 UPLAND = 41,645 sq. ft.  
 WETLAND = 376.9 sq. ft.  
 BLDG. ENV. 8,573 sq. ft.

PARCEL 'B' TOTAL = 41,186.6 sq. ft.  
 UPLAND = 40,673.5 sq. ft.  
 WETLAND = 513.1 sq. ft.  
 BLDG. ENV. = 5,487 sq. ft.

PARCEL 'C' TOTAL = 51,163.1 sq. ft.  
 UPLAND = 50,784.3 sq. ft.  
 WETLAND = 378.8 sq. ft.  
 BLDG. ENV. = 6,166 sq. ft.

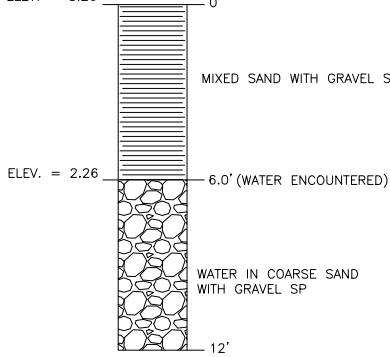
N/O/F JOHN W. SKUDRNA  
 VACANT

N/O/F ERIC EDWARD NATHAN

N/O/F SUZANNE HARRISON  
 KEVIN NATHAN  
 DAPHNE SAPIANE

TEST HOLE DATA

TEST HOLE DUG BY SHAWN M. BARRON, M.S.  
 ON NOVEMBER 13, 2022  
 ELEV. = 8.26



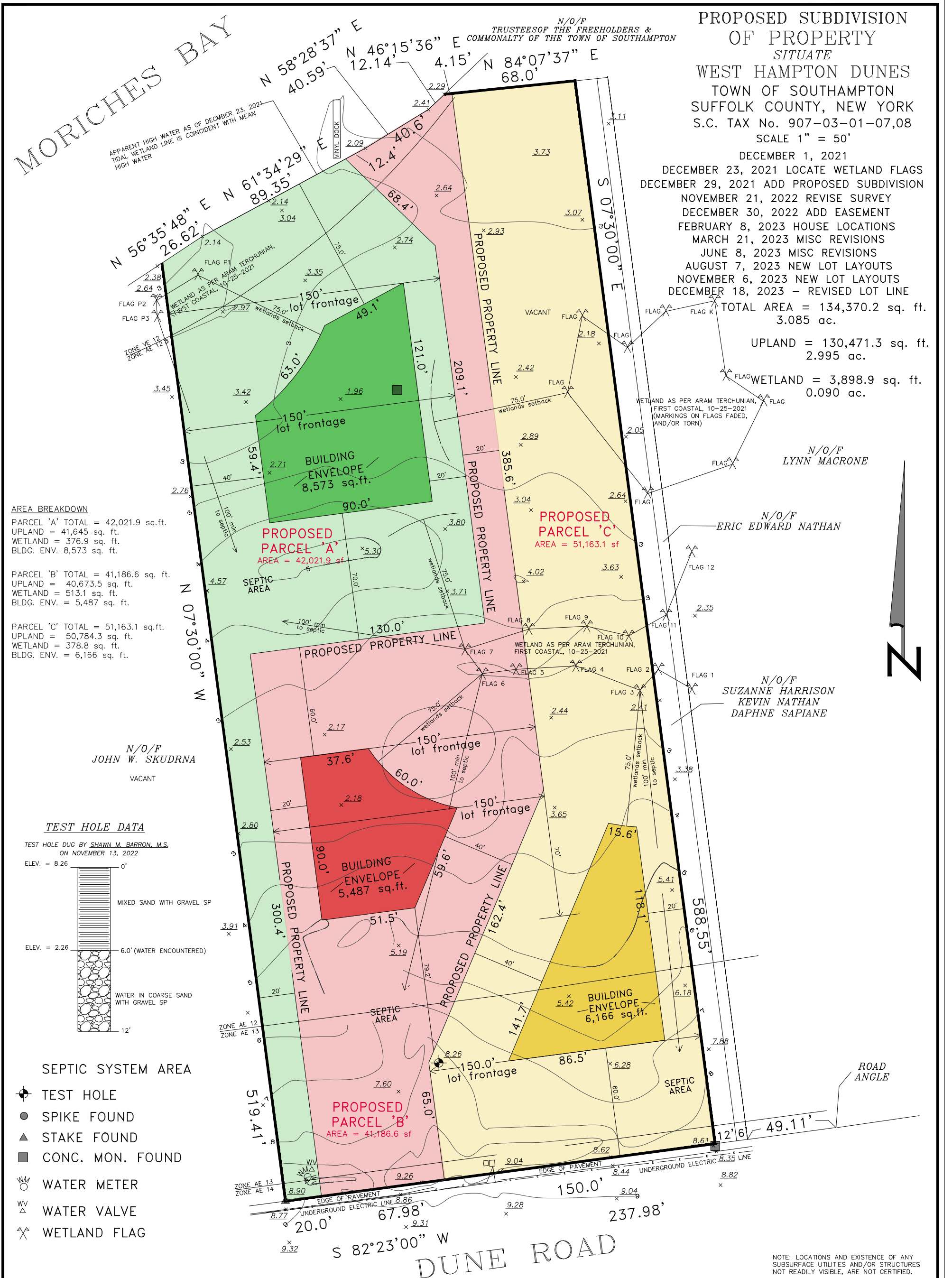
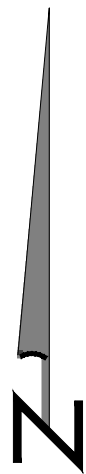
SEPTIC SYSTEM AREA

- TEST HOLE
- SPIKE FOUND
- ▲ STAKE FOUND
- CONC. MON. FOUND
- ⊙ WATER METER
- ⚡ WATER VALVE
- ⚡ WETLAND FLAG

NOTES:

1. ELEVATIONS ARE REFERENCED TO N.A.V.D. 1988 DATUM  
 EXISTING ELEVATIONS ARE SHOWN THUS: x00.00
2. FLOOD ZONE INFORMATION TAKEN FROM:  
 FLOOD INSURANCE RATE MAP No. 36103C0764 H  
 ZONE AE: BASE FLOOD ELEVATIONS DETERMINED  
 ELEVATION = 12.13, 14  
 ZONE VE: FLOOD HAZARD WITH VELOCITY WAVE ACTION  
 ELEVATION = 12
3. EXISTING HOUSE, DECKS, WALKS TO BE REMOVED FROM PARCEL A.  
 EXISTING SEPTIC SYSTEM TO BE PUMPED CLEAN AND FILLED ACCORDING  
 TO THE STANDARDS SET FORTH BY S.C.D.H.S.
4. ZONING R-40 (section 560-21(I))  
 FRONT YARD = 60'

<p><b>METES AND BOUNDS SURVEYING</b>                  53 PROBST DRIVE                  SHIRLEY, NY 11967                  PHONE (516) 972-5812                  surveydude@optonline.net</p>		<p>THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND ANY OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE</p> <p>"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF ARTICLE 134, SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW"</p> <p>"Copies from the original of this survey map not marked with an original of the land surveyor's inked seal or his embossed seal shall not be considered a valid true copy."</p> <p>"Certification indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution. Certifications are not transferable to additional institutions or subsequent owners."</p>
<p>LOTS: 07,08 BLOCK: 01 SECTION: 03 DISTRICT: 907</p> <p>MAP OF:</p> <p>SITUATED AT: WEST HAMPTON DUNES                  TOWN OF SOUTHAMPTON, SUFFOLK CO., N.Y.</p>		
CERTIFIED		<p>JOB NO.: 21-494B                  DATE: NOVEMBER 17, 2022</p>



NOTE: LOCATIONS AND EXISTENCE OF ANY SUBSURFACE UTILITIES AND/OR STRUCTURES NOT READILY VISIBLE, ARE NOT CERTIFIED.