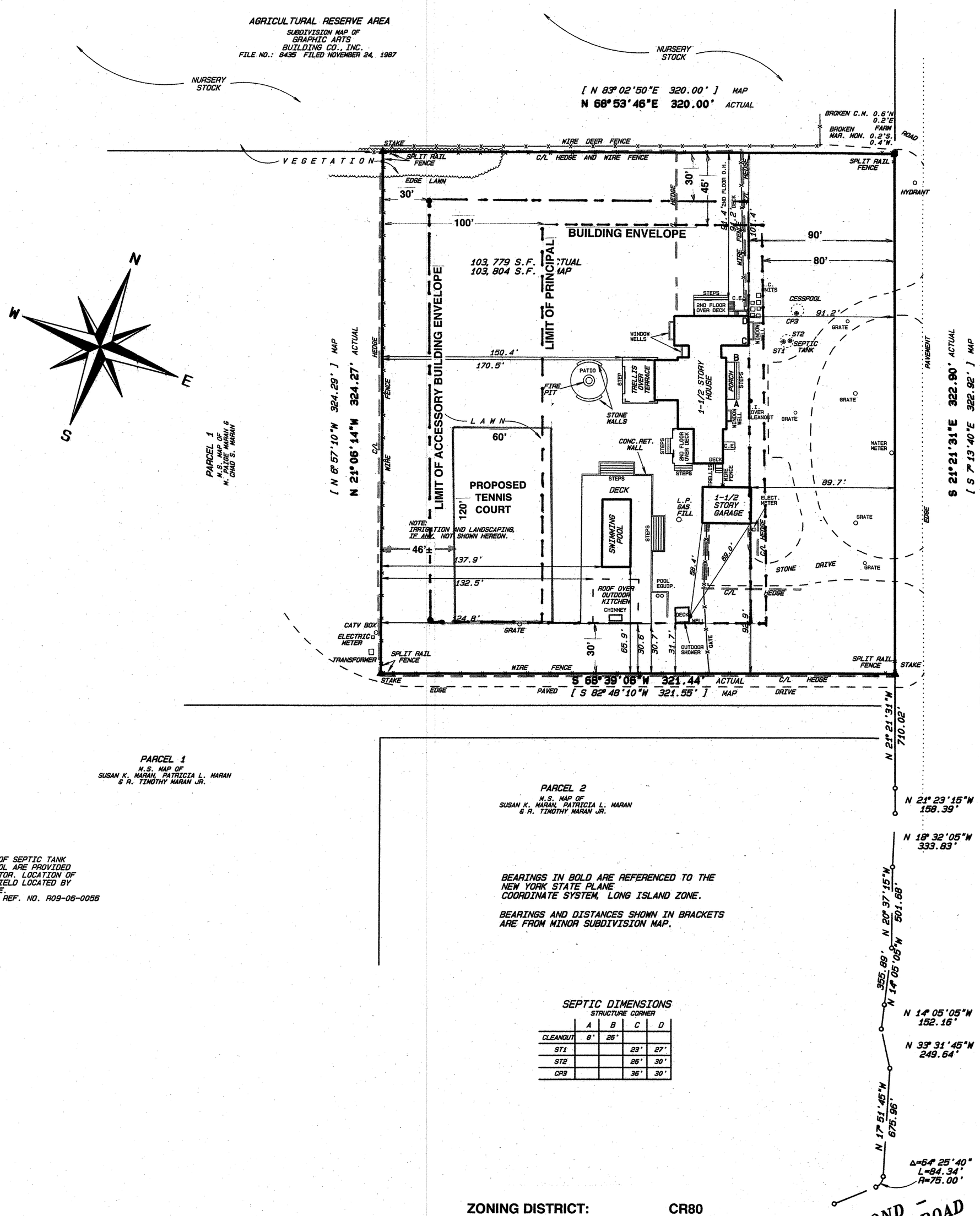

PARCEL 1
M.S. MAP OF
SUSAN K. MARAN, PATRICIA L. MARAN
& R. TIMOTHY MARAN JR.

PARCEL 2
M.S. MAP OF
SUSAN K. MARAN, PATRICIA L. MARAN
& R. TIMOTHY MARAN JR.

NOTE:
LOCATIONS OF SEPTIC TANK AND CESSPOOL ARE PROVIDED BY CONTRACTOR. LOCATION OF WELL WAS FIELD LOCATED BY THIS OFFICE.
S.C.D.H.S. REF. NO. R09-06-0056

BEARINGS IN BOLD ARE REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, LONG ISLAND ZONE.

BEARINGS AND DISTANCES SHOWN IN BRACKETS ARE FROM MINOR SUBDIVISION MAP.

SEPTIC DIMENSIONS
STRUCTURE CORNER

	A	B	C	D
CLEANOUT	8'	26'		
ST1			23'	27'
ST2			26'	30'
CP3			36'	30'

ZONING DISTRICT:	**CR80**
PRINCIPAL BUILDING SETBACKS:	
FRONT YARD:	**80'**
SIDE YARD (MIN. FOR 1):	**30'**
SIDE YARD TOTAL:	**75'**
REAR YARD:	**100'**
ACCESSORY BUILDING AND STRUCTURES SETBACKS:	
FRONT YARD:	**90'**
SIDE & REAR YARDS:	**30'**
LOT COVERAGE BY MAIN AND ACCESSORY STRUCTURES:	**10%**
COVERAGE OF ACCESSORY STRUCTURES IN REQUIRED REARYARD:	**20%**
AREA OF REQUIRED REAR YARD:	**32,420 S.F.**
MAXIMUM COVERAGE 20%:	**6,484 S.F.**

APPROXIMATELY 716 S.F. OF THE TENNIS COURT WOULD HAVE TO BE LOCATED OUTSIDE OF THE REQUIRED REAR YARD.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK 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 TRUE COPIES.

CERTIFICATIONS 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 TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. CERTIFICATIONS RUN ONLY TO THE LAST FIELD SURVEY DATE.

NO CERTIFICATION IS MADE AS TO THE EXISTENCE OR NON-EXISTENCE OF EASEMENTS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY. THE LOCATIONS OF EASEMENTS OR RIGHTS-OF-WAY OF RECORD ARE SHOWN HEREON ONLY IF COPIES OF THE INSTRUMENTS ARE PROVIDED TO THE SURVEYOR.

THIS MAP HAS BEEN PREPARED AS AN ACCOMMODATION TO THE CLIENT FOR USE IN APPLYING TO THE BUILDING DEPARTMENT FOR A BUILDING PERMIT OR A CERTIFICATE OF OCCUPANCY. THIS MAP IS NOT INTENDED FOR USE AS A TITLE SURVEY. ITEMS INDICATING EVIDENCE OF POSSESSION, IF ANY EXIST, WHICH MAY AFFECT TITLE MAY NOT BE SHOWN.

PREPARED: JULY 28, 2022

THE RAYNOR GROUP, P.E. & L.S. PLLC
CIVIL ENGINEERS
SURVEYORS SITE PLANNERS
DEERFIELD GREEN P.O. BOX 720
WATER MILL, N.Y. 11976 (631) 726-7600

ZONING ANALYSIS MAP

OF

PARCEL 2

MINOR SUBDIVISION MAP OF

M.PAIGE MARAN & CHAD S. MARAN

SOUTHAMPTON TOWN MAP NO. 1084
SITUATE

WATER MILL

TOWN OF SOUTHAMPTON
SUFFOLK COUNTY, N.Y.

SCALE: 1" = 50'

AREA = 103,779 S.F.

TAX MAP NO.: 0900-065.00-02.00-010.004

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