

DRAWN MM CHECKED MM REVISED MAY 2023 DRAWING & JOB NO. 23-303

THE EXISTENCE OF RIGHTS OF WAY 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.

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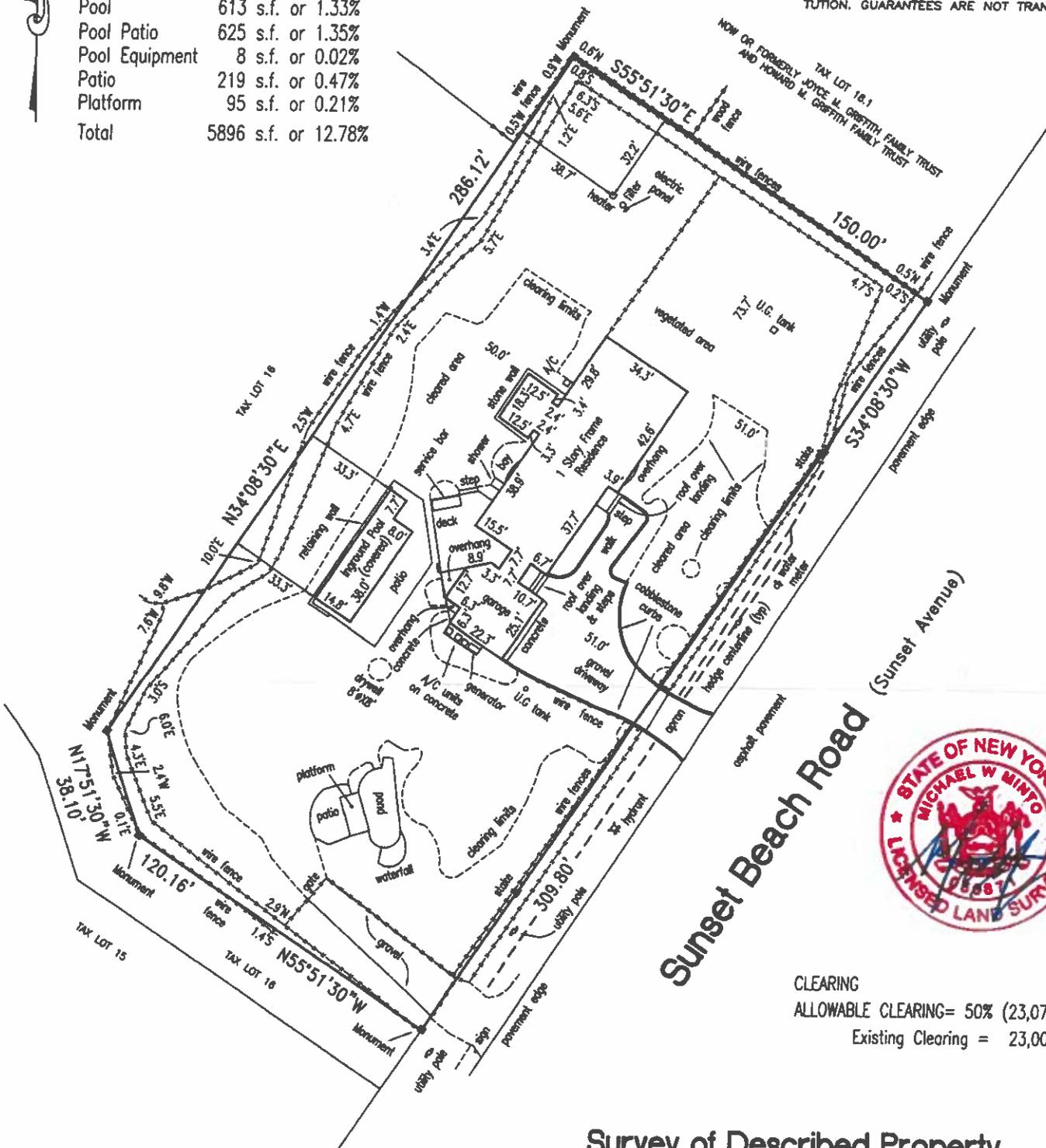
Area= 46,141 s.f.

Premises known as:

76 Sunset Beach Road, Sag Harbor

LOT COVERAGE (EXISTING)

Roofed Area	3725 s.f. or 8.07%
Deck	511 s.f. or 1.11%
Concrete	100 s.f. or 0.22%
Pool	613 s.f. or 1.33%
Pool Patio	625 s.f. or 1.35%
Pool Equipment	8 s.f. or 0.02%
Patio	219 s.f. or 0.47%
Platform	95 s.f. or 0.21%
Total	5896 s.f. or 12.78%



CLEARING
ALLOWABLE CLEARING= 50% (23,071 s.f.)
Existing Clearing = 23,001 s.f.

Certified to:

76 SUNSET BEACH LLC
COMMONWEALTH LAND TITLE INSURANCE COMPANY
GOLDMAN SACHS
EQUITY LAND ABSTRACT (02-63047)

Survey of Described Property

situate in the Incorporated
Village of North Haven
Town of Southampton
Suffolk County, New York

District 901 Section 4 Block 1 Lot 21.1

Scale 1" = 40' Surveyed April 7, 2021

Updated December 10, 2022 & May 7, 2023

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

Michael W. Minto, L.S.P.C.

LICENSED PROFESSIONAL LAND SURVEYOR
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