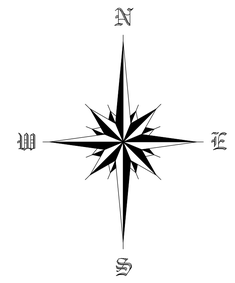
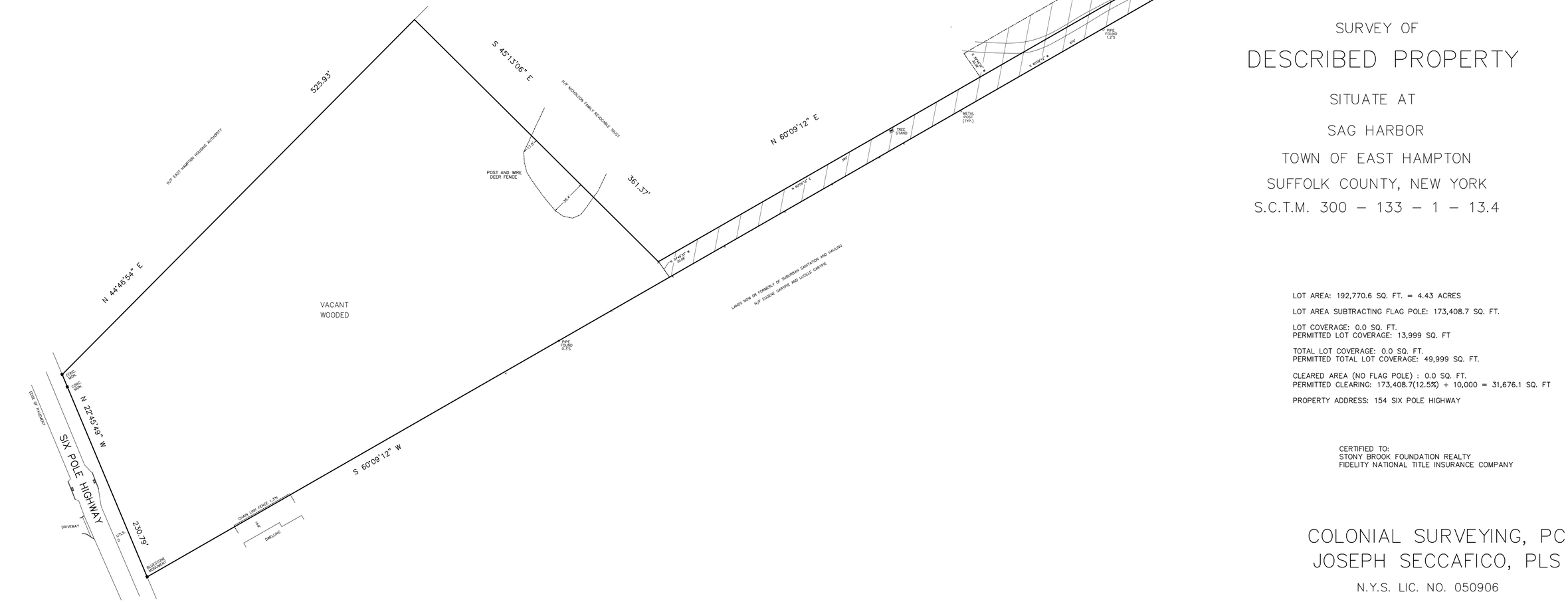
GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE. UNDERGROUND UTILITIES EASEMENTS NOT SHOWN AND UTILITY POLE LOCATIONS ARE NOT GUARANTEED.
THE OFFSET DIMENSION SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR SPECIFIC PURPOSE AND USE, THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS ADDITION TO BUILDINGS, AND OTHER CONSTRUCTION. THE EXISTENCE OF RIGHT OF WAYS, WETLANDS, 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 SIGNATURE AND RED INK OR EMBOSSED SEAL SHALL NOT BE CONSIDERED A TRUE VALID COPY.
ALL LOCATIONS OF AND DISTANCES TO WELLS AND CESSPOOLS ARE BY LOCATIONS FROM HOMEOWNERS, FIELD OBSERVATIONS AND/OR INFORMATION OBTAINED FROM OTHERS. SINCE MOST ARE NOT VISIBLE THESE LOCATIONS AND DIMENSIONS CANNOT BE CERTIFIED.





SURVEY OF

DESCRIBED PROPERTY

SITUATE AT

SAG HARBOR

TOWN OF EAST HAMPTON

SUFFOLK COUNTY, NEW YORK

S.C.T.M. 300 – 133 – 1 – 13.4

LOT AREA: 192,770.6 SQ. FT. = 4.43 ACRES

LOT AREA SUBTRACTING FLAG POLE: 173,408.7 SQ. FT.

LOT COVERAGE: 0.0 SQ. FT.
PERMITTED LOT COVERAGE: 13,999 SQ. FT

TOTAL LOT COVERAGE: 0.0 SQ. FT.
PERMITTED TOTAL LOT COVERAGE: 49,999 SQ. FT.

CLEARED AREA (NO FLAG POLE) : 0.0 SQ. FT.
PERMITTED CLEARING: 173,408.7(12.5%) + 10,000 = 31,676.1 SQ FT

PROPERTY ADDRESS: 154 SIX POLE HIGHWAY

CERTIFIED TO:
STONY BROOK FOUNDATION REALTY
FIDELITY NATIONAL TITLE INSURANCE COMPANY

FILE # – 1642

SCALE: 1" = 50'

DATE: APRIL 20, 2026

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