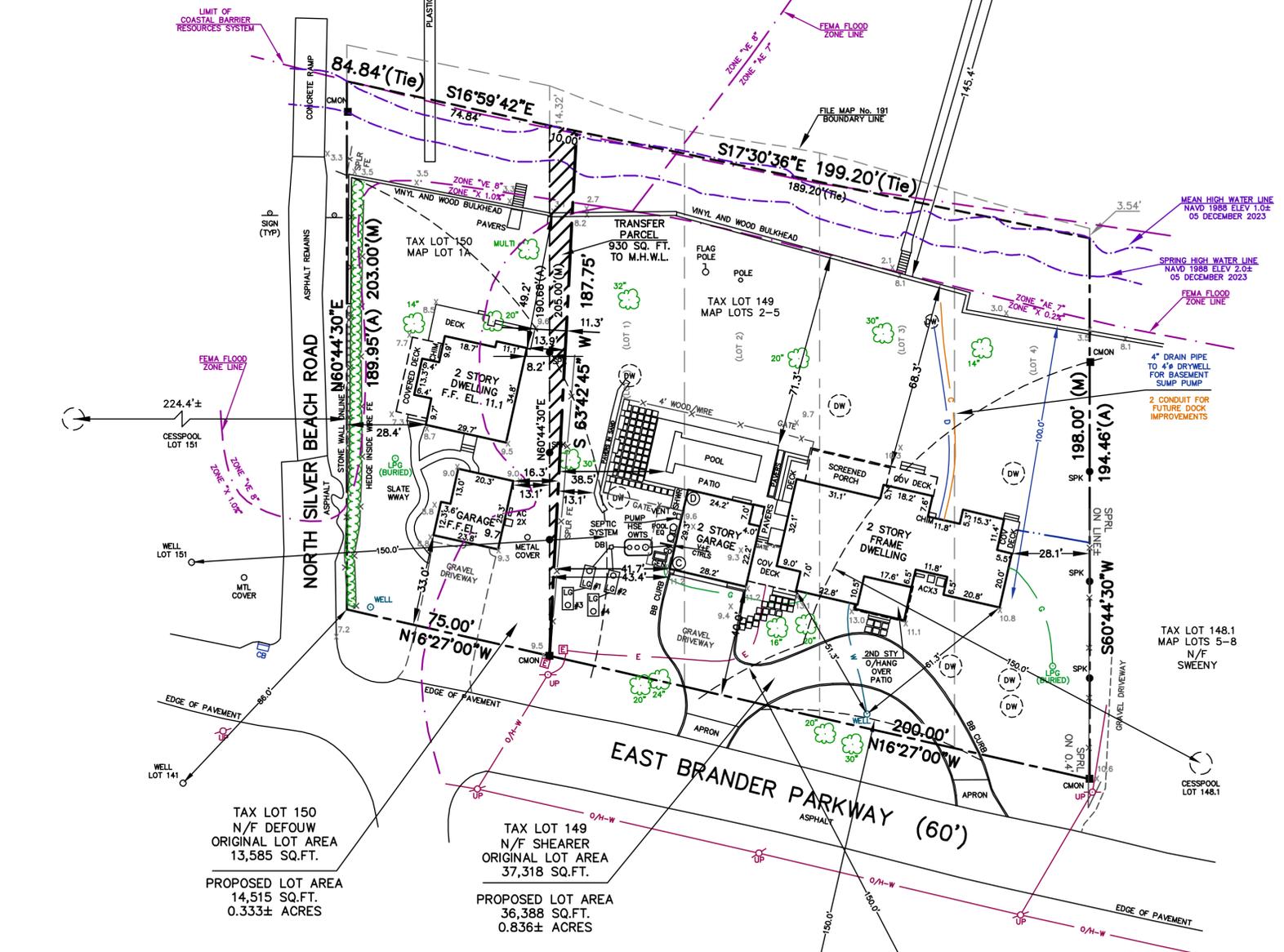


CERTIFICATION & ALTERATION NOTE:
 UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT 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(S) FOR WHOM THE SURVEY IS PREPARED, AND ON THEIR BEHALF TO THE TITLE COMPANY, LENDING INSTITUTION AND/OR GOVERNMENTAL AGENCY LISTED HEREON, AND THE SUCCESSORS AND/OR ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. LOCATIONS OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY EXIST EXCEPT AS SHOWN HEREON, ARE NOT KNOWN AND ARE NOT COVERED BY THIS CERTIFICATION.
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SANITARY LOCATION TIES
LOT 149

ITEM	DIST 'C'	DIST 'D'
OWTS	16.0	29.0
D.BOX	22.5	34.5
LP#1	29.0	46.0
LP#2	20.5	41.0
LP#3	39.0	60.0
LP#4	31.5	55.5

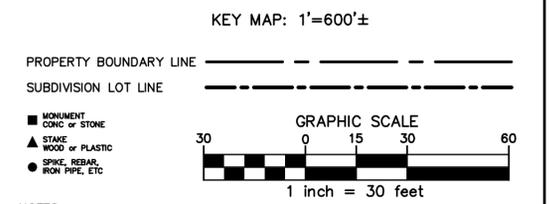
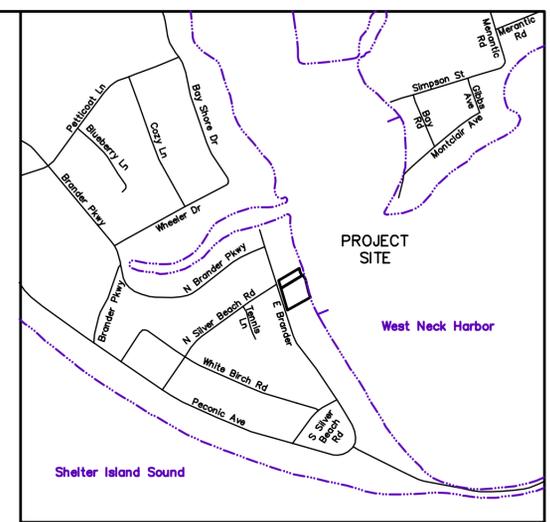
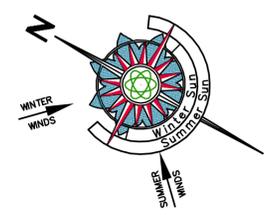
North American Vertical Datum 1988

File Map North

TAX LOT 150
 AREA TO M.H.W.L.
 13,585± SQ.FT.
 0.312± ACRES

TAX LOT 149
 AREA TO M.H.W.L.
 37,318± SQ.FT.
 0.857± ACRES

TOTAL LOT AREA
 50,903± SQ.FT.
 1.169± ACRES



OWNER/APPLICANT:
 CHRISTINE DEFOUW
 KATHLEEN DEFOUW

ENGINEER:
 MATTHEW SHERMAN, PE
 14 NELMAR AVENUE
 ST. AUGUSTINE, FL 32084

LAND SURVEYOR:
 F. MICHAEL HEMMER, L.S., P.C.
 3330 NDYAC RD, BLDG B
 P. O. BOX 1328
 SAG HARBOR, NY 11963

SUBDIVISION DATA:
 TOTAL AREA: 1.169 ACRES
 NUMBER OF LOTS: 2 BUILDING
 ZONING DISTRICT: A RESIDENCE
 OVERLAY DISTRICT: NEAR SHORE
 SCHOOL DISTRICT: SHELTER ISLAND
 FIRE DISTRICT: SHELTER ISLAND
 POSTAL DISTRICT: SHELTER ISLAND
 UTILITIES: VERTIZON, P. S. & G
 GWN ZONE: IV
 WATER DISTRICT: NONE

TAX LOT 150 TABLE OF AREAS (SQ. FT.)

FILE MAP LOT SIZE	14,919
LOT SIZE TO M. H. W. L.	13,585
PROPOSED LOT SIZE TO M. H. W. L.	14,515

EXISTING TOTAL BUILDING COVERAGE 1,864
 PROPOSED TOTAL BUILDING COVERAGE 1,864
 ALLOWED TOTAL BUILDING COVERAGE 3,629
 (<14,515 * 0.25)

EXISTING TOTAL LOT COVERAGE 2,513
 PROPOSED TOTAL LOT COVERAGE 2,513
 ALLOWED TOTAL LOT COVERAGE 5,806
 (<14,515 * 0.40)

TAX LOT 149 TABLE OF AREAS (SQ. FT.)

FILE MAP LOT SIZE	39,196
LOT SIZE TO M. H. W. L.	37,318
PROPOSED LOT SIZE TO M. H. W. L.	36,388

EXISTING TOTAL BUILDING COVERAGE 3,646
 PROPOSED TOTAL BUILDING COVERAGE 3,646
 ALLOWED TOTAL BUILDING COVERAGE 9,097
 (<36,388 * 0.25)

EXISTING TOTAL LOT COVERAGE 6,950
 PROPOSED TOTAL LOT COVERAGE 6,950
 ALLOWED TOTAL LOT COVERAGE 14,555
 (<36,388 * 0.40)

- NOTES:
- 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.
 - SUBJECT PROPERTIES SHOWN AS LOTS 1A - 4 IN BLOCK 2 ON "MAP OF SECTION ONE, SILVER BEACH, SITUATE, SHELTER ISLAND, SUFFOLK COUNTY, N.Y." BY WALLACE H. HALSEY, C.E. INCORPORATED, SOUTHAMPTON-EAST HAMPTON, NY, FILED JULY 27, 1929 AS FILE MAP No. 191.
 - SUBJECT PROPERTIES IN ZONE "A" AND IN THE NEAR SHORE OVERLAY DISTRICT PER TOWN OF SHELTER ISLAND BUILDING DEPARTMENT OCTOBER 25, 2021. ALL ZONING REGULATIONS AND RESTRICTIONS SHOWN HEREON MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.
 - BOUNDARY COURSES SHOWN HEREON WITH (A) OR (D) SUFFIX INDICATE ACTUAL (A) VERSUS DEED (D) OR FILE MAP (M) VALUES.
 - ONLY TREES SUBJECTIVELY CONSIDERED TO BE SIGNIFICANT DURING FIELD MEASUREMENTS ARE SHOWN HEREON. NO CERTIFICATION IS PROVIDED AS TO THE NUMBER, TYPE OR EXTENT OF INDIVIDUAL TREES ON THE SUBJECT PROPERTY.
 - SUBJECT PROPERTY LOT 149 ENCUMBERED BY COVENANTS DATED MARCH 24, 1992 AND RECORDED IN LIBER 11507, PAGE 80.
 - SUBJECT PROPERTIES IN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD ZONES "VEB", "AE7", "X 0.2%" AND "X 1.0%" AS SHOWN ON FLOOD INSURANCE RATE MAP FM3610300186H, LAST REVISED SEPTEMBER 25, 2009.
 - SEPTIC SYSTEMS AND WELL LOCATIONS SHOWN FROM INFORMATION PROVIDED BY OTHERS. CERTIFICATION IS LIMITED TO THE ACCURATE PLOTTING AND DEPICTION OF THE INFORMATION AS SUPPLIED.
 - AS EVIDENCED BY OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, SOME OF OR 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. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON, INCLUDING BUT NOT LIMITED TO SANITARY AND DRAINAGE DISPOSAL SYSTEMS, ARE DEPICTED ACCORDING TO RECORDS SUPPLIED BY OTHERS. USERS OF THIS SURVEY MAP ARE CAUTIONED THAT NO CERTIFICATION, WARRANTY OR GUARANTY, EITHER EXPRESS OR IMPLIED, IS EXTENDED TO THE LOCATION OR COMPLETENESS OF INFORMATION WITH RESPECT TO UNDERGROUND UTILITIES SHOWN HEREON. CERTIFICATION IS EXTENDED ONLY TO THE ACCURATE PLOTTING OF LOCATION DATA AS PROVIDED IN SKETCH FORMAT OR AS LOCATED BY FIELD MEASUREMENT OF SURFACE MARK OUT.

THIS IS TO CERTIFY THAT ALL LOTS AND PARCELS SHOWN ON THIS PLAT COMPLY WITH THE REQUIREMENTS OF THE TOWN OF SHELTER ISLAND ZONING ORDINANCE.

BY: FRANCESCO DE DOMENICO, LS
 NYS LIC No. 051134
 DATE: 9/23/2024

NOTES:
 1. THERE IS SURFACE WATER WITHIN 300 FEET OF THIS PARCEL.
 2. ELEVATIONS ARE IN NORTH AMERICAN VERTICAL DATUM 1988.
 3. ALL SURROUNDING PARCELS ARE SERVED BY WELL WATER SUPPLY OR ARE VACANT.

THIS IS TO CERTIFY THE SUBDIVISION PLAN HAS BEEN APPROVED BY THE PLANNING BOARD OF THE TOWN OF SHELTER ISLAND BY RESOLUTION OF APPROVAL DATED

BY: _____ DATE: _____
 CHAIRMAN PLANNING BOARD

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
 GREAT RIVER, NEW YORK

THE PROPOSED DEVELOPMENT FOR DEFOUW & SHEARER IN THE TOWN OF SHELTER ISLAND WITH A TOTAL OF 2 LOTS IS EXEMPT FROM REQUIREMENTS PURSUANT TO ARTICLE 6 OF THE SUFFOLK COUNTY SANITARY CODE SECTION 760-612B2. WATER SUPPLY AND SEWAGE DISPOSAL FACILITIES ON EACH LOT MUST CONFORM TO CONSTRUCTION STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION AND ARE SUBJECT TO SEPARATE PERMITS PURSUANT TO THOSE STANDARDS.

WALTER DAWYDIK, P.E. & J.D.
 DIRECTOR, DIVISION OF ENVIRONMENTAL QUALITY



Field Work: PWD RMK JLA	Project No: 23-089
Drawn By: PWH ER ALL ACP	Drawing Name: 23-089.DWG
Checked By: FMT	Scale: 1" = 30'
Reviewed By: _____	Date: 08 DEC 2023
16SEP24 REV PROP LOTS SIZE	Revisions: _____

DEFOUW & SHEARER
 PROPERTY SITUATE AT
13 & 11 EAST BRANDER PARKWAY
SHELTER ISLAND, NEW YORK
 COUNTY OF SUFFOLK, TOWN OF SHELTER ISLAND
 DISTRICT 700, SECTION 22, BLOCK 1, LOT 149 & 150
 PREPARED BY
F. MICHAEL HEMMER, L.S., P.C.
 PROFESSIONAL SURVEYING SERVICES
 PO BOX 1328, SAG HARBOR, NEW YORK 11963
 (631) 725-7199 INFO@FMHLS.COM

Sheet Title: **LOT LINE MODIFICATION** Sheet: **1 OF 1**