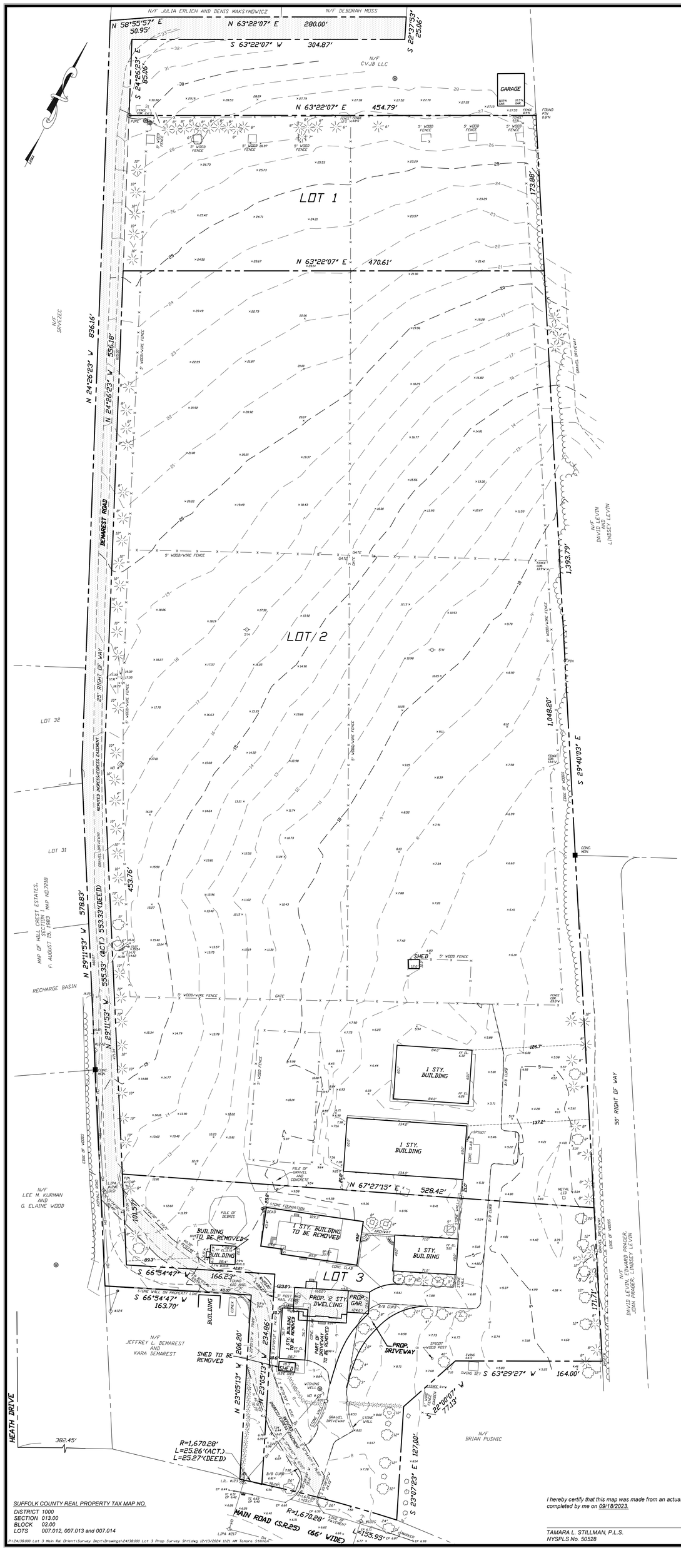
3 LOT SUBDIVISION
OF
LAND OF PJH REALTY CORP.
LOCATED AT
ORIENT
TOWN OF SOUTHOLD
SUFFOLK COUNTY, NEW YORK



AREA SUMMARY

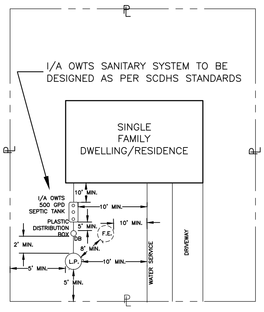
LOT 1
S.C.T.M. NO. 1000-013.00-02.00-007.013
AREA = 132,681± SQ.FT./3.046 ACRES

LOT 2
S.C.T.M. NO. 1000-013.00-02.00-007.012
AREA = 522,720± SQ.FT./12.000 ACRES

LOT 3
S.C.T.M. NO. 1000-013.00-02.00-007.014
AREA = 108,860± SQ.FT./2.499 ACRES

TOTAL AREA = 764,261± SQ.FT./17.545 ACRES

LOCATION MAP
SCALE: 1"=600'±



TYPICAL PLOT PLAN
NOT TO SCALE

LEGEND

- WATER VALVE
- WATER METER
- UTILITY MANHOLE
- CATCH BASIN
- WELL
- SIGN
- CONIFEROUS TREE
- DECIDUOUS TREE
- CONIFERDUS SHRUB
- DECIDUOUS SHRUB
- GUY WIRE
- UTILITY LIGHT POLE
- UTILITY POLE
- POST
- OVERHEAD WIRES
- EP ····· EDGE OF PAVEMENT
- TC ····· TOP CURB
- B/B ····· BELGIUM BLOCK
- FF EL. ····· FIRST FLOOR ELEVATION
- x6.40 ····· SPOT ELEVATION

NOTES

1. MEASUREMENTS ARE IN ACCORDANCE WITH U.S. STANDARDS.
2. BEARINGS SHOWN ARE IN NEW YORK STATE PLANE COORDINATE SYSTEM NAD83, LONG ISLAND ZONE.
3. ELEVATIONS REFERENCE NAVD 1988 (GEOID12A).
4. 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.
5. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S "EMBOSSED" OR "INKED" SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
6. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS 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 LISTED HEREON AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7. RIGHTS-OF-WAY NOT SHOWN ARE NOT CERTIFIED.
8. THE SURVEY CLOSES MATHEMATICALLY.
9. UNDERGROUND UTILITIES IF SHOWN ON THIS SURVEY ARE FROM UTILITY MARKOUT LOCATED ON THE GROUND AND/OR RECORD PLANS. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE RESPECTIVE UTILITY CAMPANIES.
10. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. SUBJECT TO ANY EASEMENTS, CONDITIONS OR ENCUMBRANCES AN UPDATED TITLE SEARCH MAY REVEAL.
11. TAX LOT NUMBER 1000-013.00-02.00-007.013 TOGETHER WITH AND SUBJECT TO: RIGHT OF WAY IN LIBER 274 CP 149; RIGHT OF WAY IN LIBER 5346 CP 124; RIGHT OF WAY IN LIBER 5362 CP 82; LILCO EASEMENT IN LIBER 5374 CP 355.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

DATE	BY	DESCRIPTION	APPROV. BY
		REVISIONS	

LKMA

Town of Southold
Suffolk County, New York
29525 ROUTE 25
ORIENT, NY 11957

LOT 3 PROPOSED SURVEY

L. K. McLEAN ASSOCIATES, P.C.
CONSULTING ENGINEERS
437 SO. COUNTRY ROAD, BROOKHAVEN, NEW YORK

Designed By: C.M./N.R.	Scale: 1"= 50'	Sheet No.	
Drawn By: D.M.	Date: 12/13/2024	1	
Approved By: T.L.S.	File No. 24138.000	1	

SUFFOLK COUNTY REAL PROPERTY TAX MAP NO.
DISTRICT 1000
SECTION 013.00
BLOCK 02.00
LOTS 007.012, 007.013 and 007.014

I hereby certify that this map was made from an actual survey completed by me on 09/18/2023.

TAMARA L. STILLMAN, P.L.S.
NYSPLS No. 50528

N:\24138.000 Lot 3 Main Rd. Orient\Survey Dept\Drawings\24138.000 Lot 3 Prop Survey 3Stillwg 12/13/2024 10:21 AM Tamara Stillman