

SURVEY OF PROPERTY

SCTM No. 300-194-001-3.1

142p74A

LOT 1
Map Of
TONY SALES & PATRICIA SALES
Filed November 30, 2012 as map no. 11898
Situates
Town Of East Hampton
Suffolk County, New York

Certified only to:

Jeffrey R. Rosen
Cove Hollow Cottage LLC
First International Title Agency
Fidelity National Title Insurance Co.



SCALE: 1" = 30'

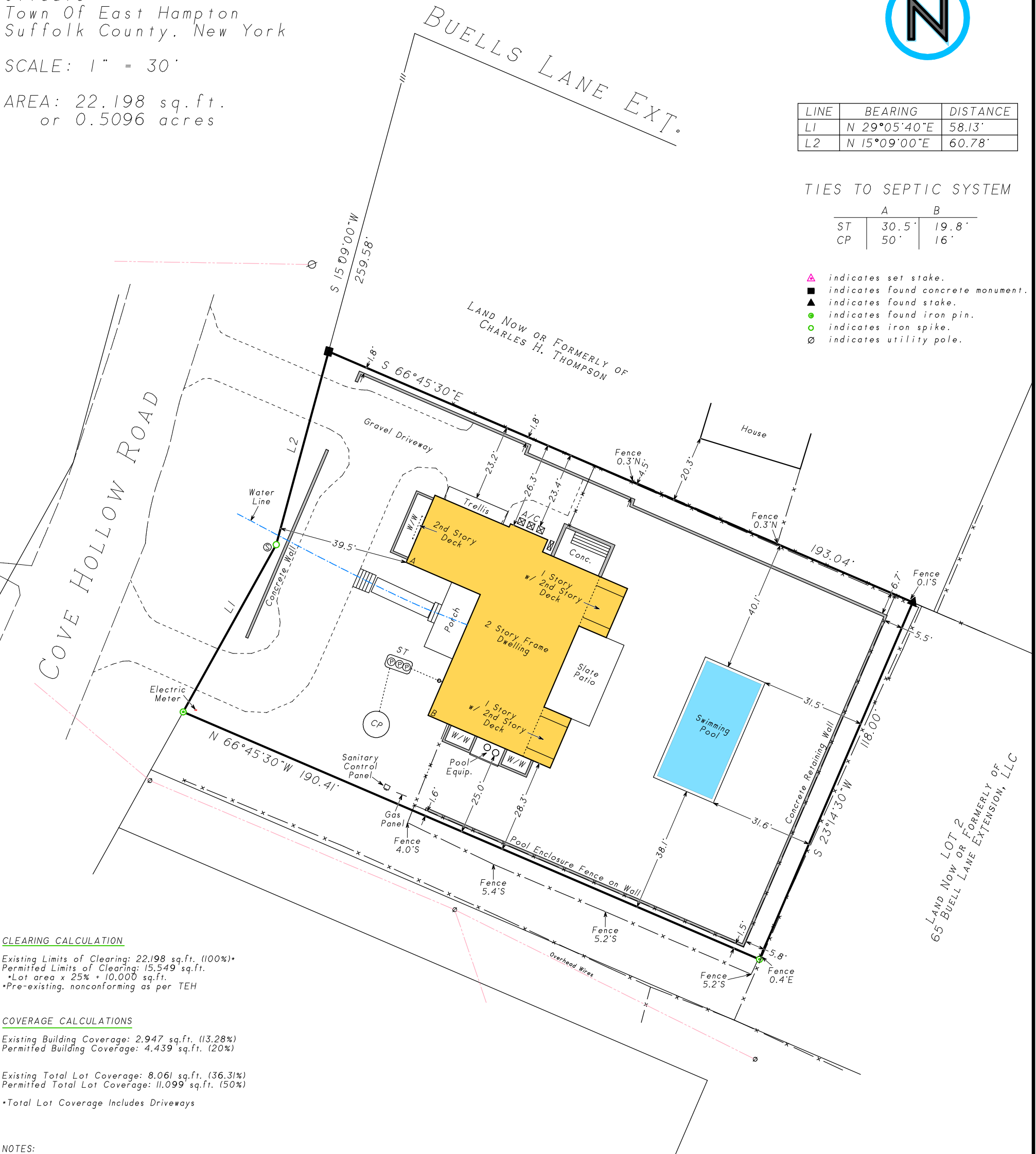
AREA: 22.198 sq.ft.
or 0.5096 acres

LINE	BEARING	DISTANCE
L1	N 29°05'40"E	58.13'
L2	N 15°09'00"E	60.78'

TIES TO SEPTIC SYSTEM

	A	B
ST	30.5'	19.8'
CP	50'	16'

- ▲ indicates set stake.
- indicates found concrete monument.
- ▲ indicates found stake.
- indicates found iron pin.
- indicates iron spike.
- ⊙ indicates utility pole.



CLEARING CALCULATION

Existing Limits of Clearing: 22,198 sq.ft. (100%)
Permitted Limits of Clearing: 15,549 sq.ft.
*Lot area x 25% + 10,000 sq.ft.
*Pre-existing, nonconforming as per TEH

COVERAGE CALCULATIONS

Existing Building Coverage: 2,947 sq.ft. (13.28%)
Permitted Building Coverage: 4,439 sq.ft. (20%)

Existing Total Lot Coverage: 8,061 sq.ft. (36.31%)
Permitted Total Lot Coverage: 11,099 sq.ft. (50%)

*Total Lot Coverage Includes Driveways

NOTES:

- Unauthorized alteration or addition to a survey map bearing a licensed land surveyors seal is a violation of section 7209, sub-division 2 of the N.Y. 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 copies.
- Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the N.Y. 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.
- Underground improvements or encroachments, if any, are not shown hereon.
- The existence of right of ways, wetlands and/or easements of record, if any, not shown are not guaranteed.
- All natural features shown on survey, including but not limited to Bluff Crest, Clearing, and Wetlands should be verified with the appropriate regulatory agency.
- Elevations shown are based on USC & GS datum (NAVD 1988).

Not a valid copy unless marked with original land surveyor's embossed seal & signature

February 7, 2023: Final
June 13, 2022: Stake pool envelope
October 4, 2021: Stake house & set benchmark
September 29, 2021: Shift proposed house
August 23, 2021: Pyramid Analysis
August 10, 2021: Spot elevations
May 20, 2021: Revise proposed site plan
May 5, 2021: Plot proposed site plan



Surveyed: June 25, 2019
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