

SURVEY OF PROPERTY

SCTM No. 300-196-1-11.4

411p38

LOT 4
 Map Of
PRATT/HEDGES AT WAINSCOTT
 Filed August 1, 1988 as map no. 8162
 Situate
 WAINSCOTT
 Town Of East Hampton
 Suffolk County, New York

SCALE: 1" = 40'

AREA: 47.763 sq.ft.
 or 1.0965 acres

AREA Excluding Common Driveway: 33.501 sq.ft.
 or 0.7691 acres

ZONING DISTRICT: "A2"
 (Agricultural Overlay District)

Certified only to:

Charlotte O. Pratt Living Trust

CLEARING CALCULATION

Existing Limits of Clearing: 0 sq.ft.
 Permitted Limits of Clearing: 33,501 sq.ft. (100%)

COVERAGE CALCULATIONS

Existing Building Coverage: 0 sq.ft.
 Permitted Building Coverage: 5,999 sq.ft.
 Existing Total Lot Coverage: 0 sq.ft.
 Permitted Total Lot Coverage: 15,999 sq.ft.
 *Total Lot Coverage Includes Driveways

MONTAUK HIGHWAY

S 63°36'23"E
 44.21'

S 21°04'03"E
 84.68'

S 40°50'23"E
 455.94'

S 45°54'33"E
 521.26'



SAYERS PATH

50' WIDE COMMON DRIVEWAY EASEMENT

LOT 3
 Land Now Or Formerly Of
 David E. Eagan & Mary Ann McCaffrey

Land Now Or Formerly Of
 Holly Whitmore & Steven Thomas

Land Now Or Formerly Of
 Wainscott MTS Holdings LLC

AGRICULTURAL RESERVED AREA
 Land Now Or Formerly Of
 David Eagan & Mary Ann McCaffrey

Land Now Or Formerly of
 47WH LLC

- indicates set lath.
- indicates fire hydrant.
- ▲ indicates found stake.
- indicates set 12" iron pin.
- indicates found concrete monument.
- - - indicates Principal Building Envelope.
- - - indicates Accessory Building Envelope.
- - - indicates Swimming Pool Envelope.

- NOTES:
1. 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.
 2. 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.
 3. 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.
 4. Underground improvements or encroachments, if any, are not shown hereon.
 5. The existence of right of ways, wetlands and/or easements of record, if any, not shown are not guaranteed.
 6. All natural features shown on survey, including but not limited to Bluff Crest, Clearing, and Wetlands should be verified with the appropriate regulatory agency.
 7. Elevations shown are based on USC & GS datum. (NAVD 1988)



August 22, 2025: Building Envelopes

Surveyed: August 15, 2025
 David L. Saskas
 N.Y.S. Lic. No. 049960

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