SURVEY OF PROPERTY

LOT 1
Map Of
THE OSBORN FARM
Filed January 10, 1986 as map no. 8046
Situate
WAINSCOTT
Town Of East Hampton
Suffolk County, New York

SCALE: 1" = 40'

AREA: 75,300 sq.ft.
or 1.7999 acres

Certified only to:

Charlotte O. Pratt Living Trust

CLEARING CALCULATION

Existing Limits of Clearing: 75,299 sq.ft. (100%)
Permitted Limits of Clearing: sq.ft. 28,824
•Lot area x 25% • 10,000 sq.ft.

COVERAGE CALCULATIONS

Existing Building Coverage: 0 sq.ft. (0%)
Permitted Building Coverage: 8,399 sq.ft. (15%)

Existing Total Lot Coverage: 0 sq.ft. (0%)
Permitted Total Lot Coverage: 30,119 sq.ft. (40%)
•Total Lot Coverage Includes Driveways

indicates fire hydrant.
indicates set 12" iron pin.
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)

STATE OF NEW YORK
DAVID L. SASKAS
049960
LICENSED LAND SURVEYOR

Surveyed: August 26, 2025
David L. Saskas
N.Y.S. Lic. No. 049960

SASKAS SURVEYING

Saskas Surveying Company, P.C.
124 Cedar Street
East Hampton, New York 11937
(631) 324-6917 FAX 329-4768

\\Server\drd\GXD\Maps\41\41P34A.gxd -- 09/10/2025 -- 07:16 AM -- Scale 1 : 480.00