

SURVEY OF PROPERTY

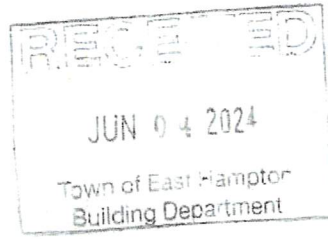
Situate
Town Of East Hampton
Suffolk County, New York

SCALE: 1" = 30'

AREA: 27,002 sq.ft.
or 0.6199 acres

Certified only to:

Richard Hamilton



CLEARING CALCULATION

Existing Limits of Clearing: 27,002 sq.ft. (100%)
*Pre-existing, nonconforming as per TEH

COVERAGE CALCULATIONS

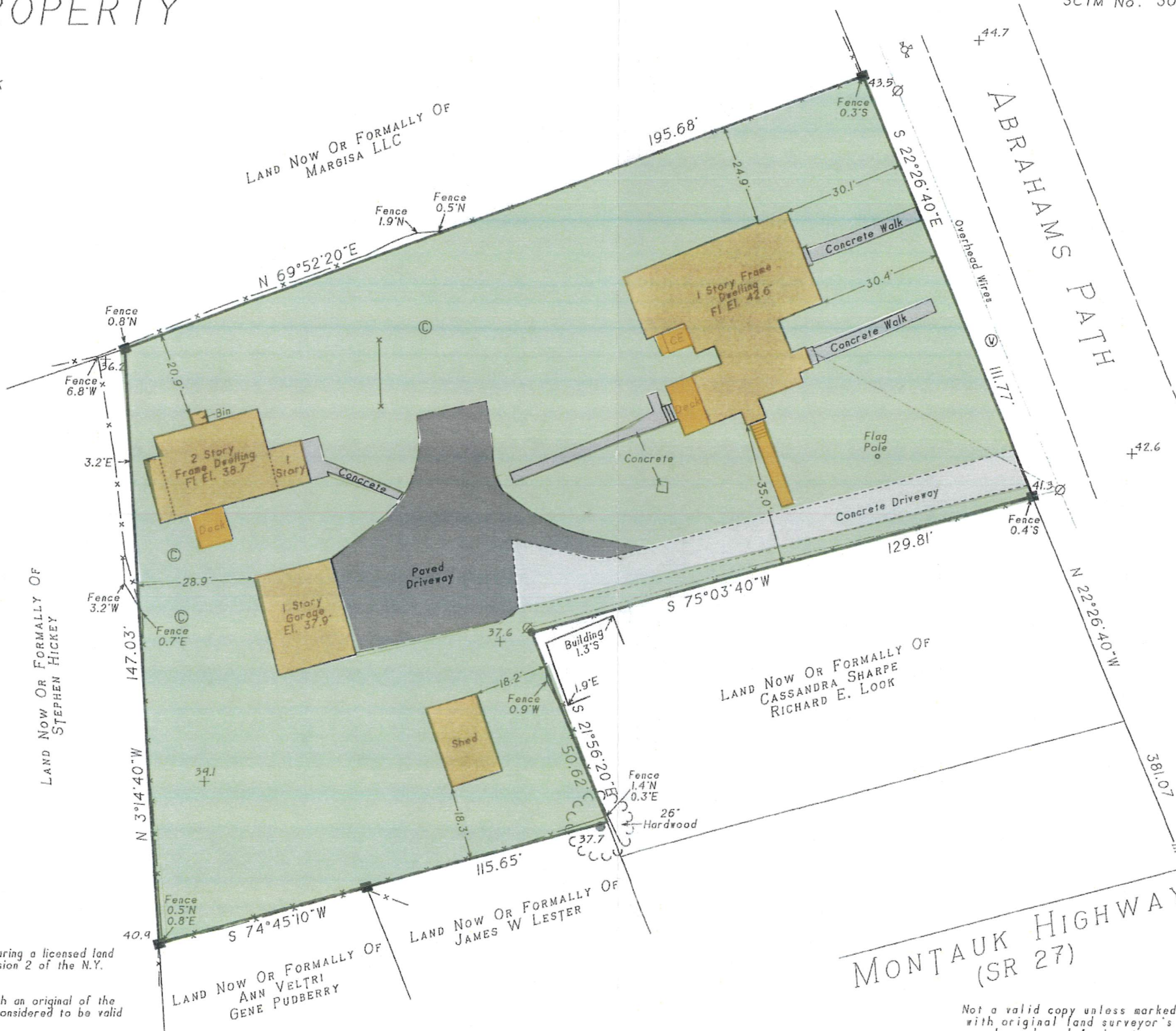
Existing Building Coverage: 2,881 sq.ft. (10.67%)
Permitted Building Coverage: 5,400 sq.ft. (20%)

Existing Total Lot Coverage: 6,762 sq.ft. (25.04%)
Permitted Total Lot Coverage: 13,501 sq.ft. (50%)
*Total Lot Coverage Includes Driveways

- indicates concrete monument.
- indicates set point.
- ⊗ indicates utility pole.
- ⊕ indicates fire hydrant.
- ⊙ indicates concrete cover.
- ⊖ indicates water meter.

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)



SCTM No. 300-170-1-5

540p60



MONTAUK HIGHWAY
(SR 27)

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

[Handwritten Signature]

Surveyed: April 30, 2024
David L. Saskas
N.Y.S. Lic. No. 049960

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