

SURVEY OF PROPERTY

SCM No. 300-087-2-23

607p92

LOT 41

Map Of

HITHER WOODS

Filed March 12, 1962 as map no. 3520

Situate

MONTAUK

Town Of East Hampton

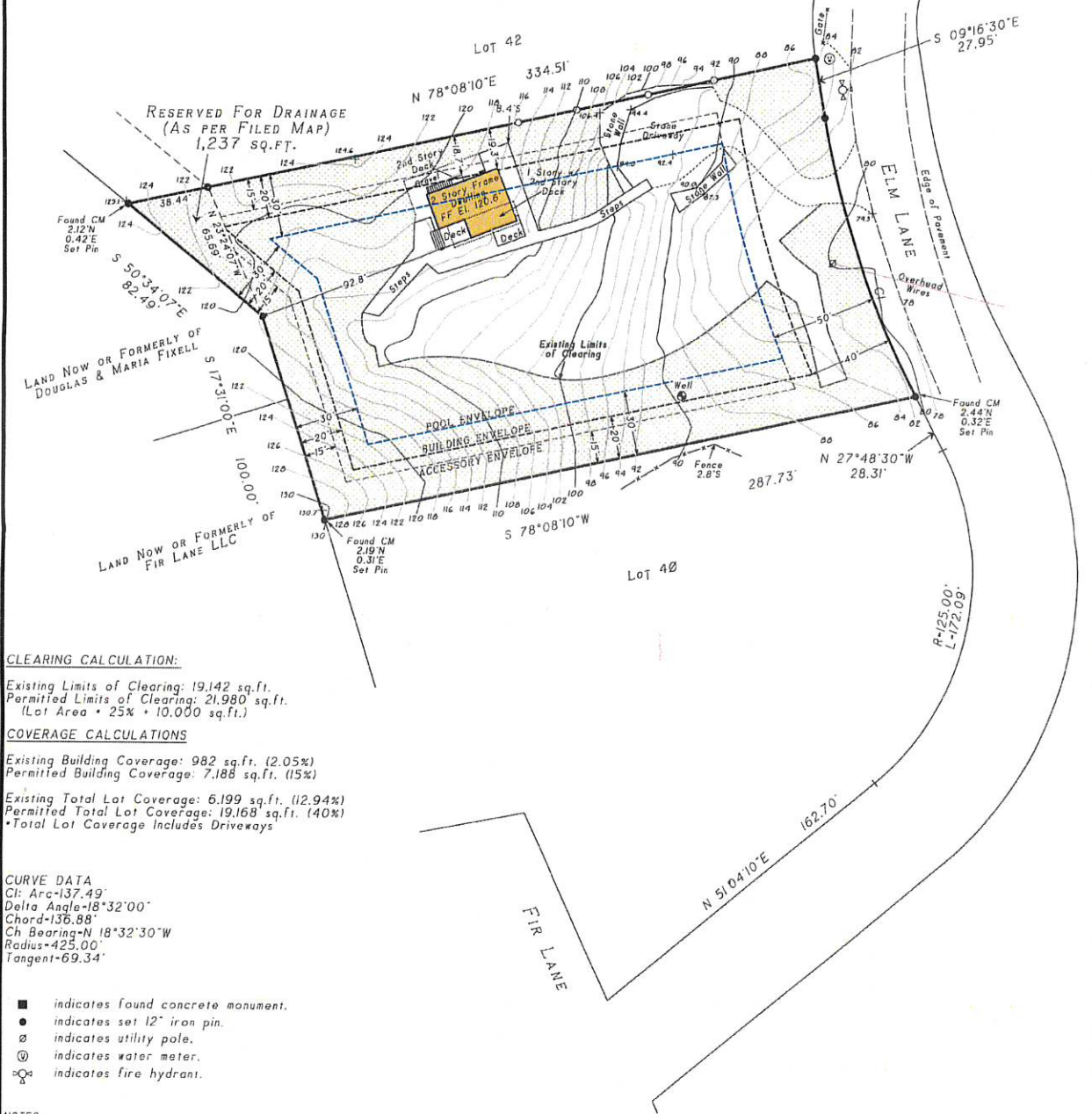
Suffolk County, New York

SCALE: 1" = 50'

AREA: 47.920 sq. ft.
or 1.0001 acres

Certified only to:

Hadar Paz
Melissa Paz
First International Title Agency
Stewart Title Insurance Company
U.S. Bank N.A.



CLEARING CALCULATION:

Existing Limits of Clearing: 19,142 sq. ft.
Permitted Limits of Clearing: 21,980 sq. ft.
(Lot Area * 25% = 10,000 sq. ft.)

COVERAGE CALCULATIONS

Existing Building Coverage: 982 sq. ft. (2.05%)
Permitted Building Coverage: 7,188 sq. ft. (15%)

Existing Total Lot Coverage: 6,199 sq. ft. (12.94%)
Permitted Total Lot Coverage: 19,168 sq. ft. (40%)
*Total Lot Coverage Includes Driveways

CURVE DATA

CL: Arc=137.49'
Delta Angle=18°32'00"
Chord=136.88'
Ch Bearing=N 18°32'30"W
Radius=425.00'
Tangent=69.34'

NOTES:

- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's 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 & GD datum (NAVD 1988).

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

November 6, 2019: Update & recertify
June 20, 2014: Topography
August 1, 2013: Update & define northerly property line
February 27, 2013: Revise certifications

Surveyed: February 12, 2013
David L. Saskas
N.Y.S. Lic. No. 049960



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