

SURVEY OF PROPERTY

SCTM No. 300-197-3-61.6

411p46

LOT 94 & P/O LOT 95

Map Of

WEST WOOD - SEC. 2

Filed January 9, 1963 - Map No. 3704

Situate

WAINSCOTT

Town Of East Hampton

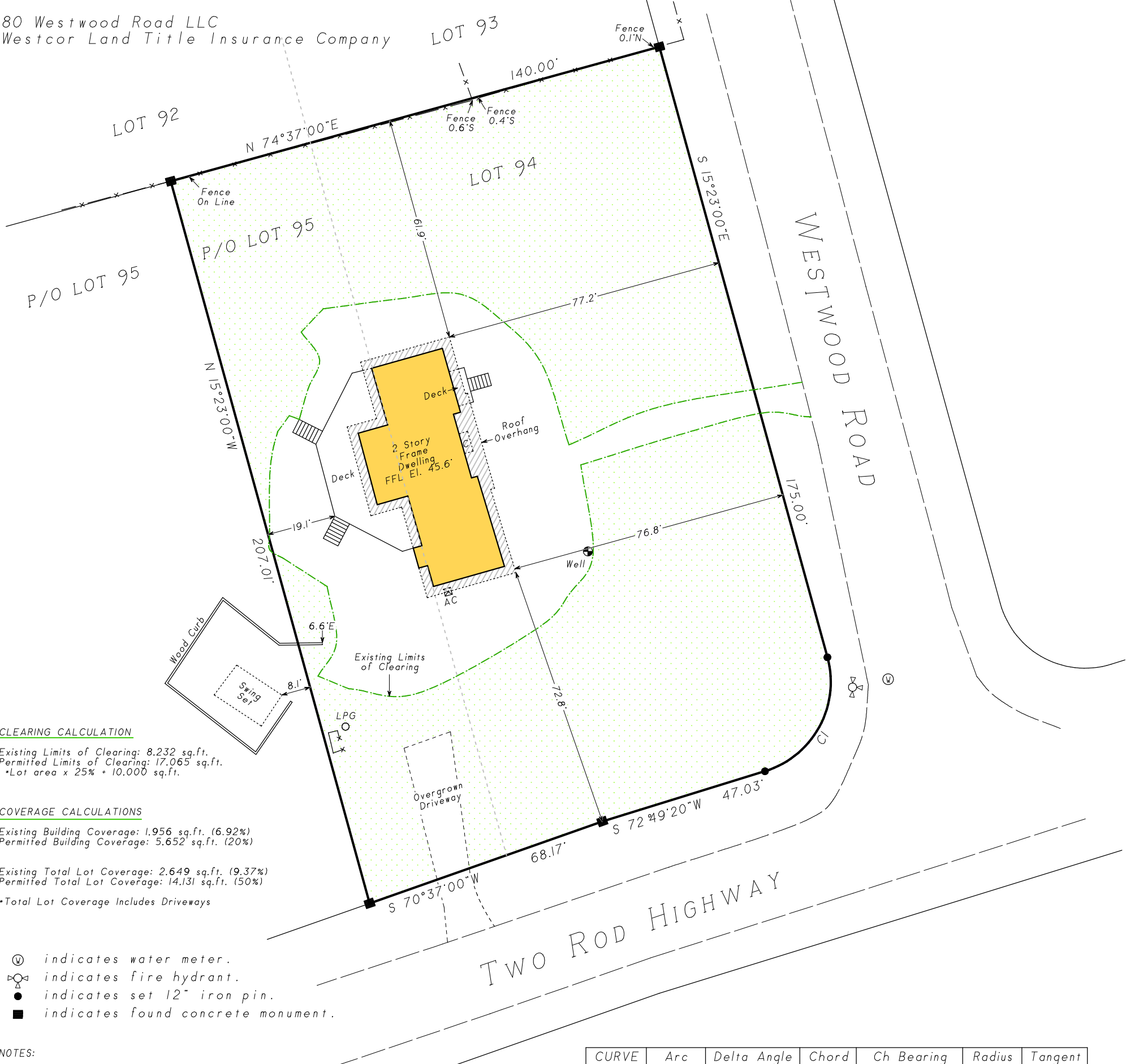
Suffolk County, New York

SCALE: 1" = 30'

AREA: 28.263 sq.ft.
or 0.6488 acres

Certified only to:

80 Westwood Road LLC
Westcor Land Title Insurance Company



CLEARING CALCULATION

Existing Limits of Clearing: 8,232 sq.ft.
Permitted Limits of Clearing: 17,065 sq.ft.
*Lot area x 25% + 10,000 sq.ft.

COVERAGE CALCULATIONS

Existing Building Coverage: 1,956 sq.ft. (6.92%)
Permitted Building Coverage: 5,652 sq.ft. (20%)

Existing Total Lot Coverage: 2,649 sq.ft. (9.37%)
Permitted Total Lot Coverage: 14,131 sq.ft. (50%)

*Total Lot Coverage Includes Driveways

- ⊙ indicates water meter.
- ⦿ indicates fire hydrant.
- indicates set 12" iron pin.
- indicates found concrete monument.

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)

CURVE	Arc	Delta Angle	Chord	Ch Bearing	Radius	Tangent
CI	39.72'	88°12'20"	35.91'	S 28°43'10"W	25.80'	25.00'

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

December 3, 2025: Topography



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

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