

SURVEY OF PROPERTY

Situate
Town Of East Hampton
Suffolk County, New York

SCALE: 1" = 40'

AREA: 35.322 sq.ft.
or 0.8109 acres

AREA EXCLUDING ACCESS EASEMENT: 27.191 sq.ft.
or 0.6242 acres

| CURVE | Arc | Delta Angle | Chord | Ch Bearing | Radius | Tangent |
|-------|--------|-------------|--------|--------------|---------|---------|
| CI | 99.63' | 7°48'34" | 99.56' | S 16°58'04"W | 730.98' | 49.89' |

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| LI | N 9°59'17"E | 30.02' |

Certified only to:

10 Springs Fireplace Road LLC
First International Title Agency
Stewart Title Insurance Company

CLEARING CALCULATION

Existing Limits of Clearing: 27.191 sq.ft. (100%)*
*Pre-existing, nonconforming as per TEH

COVERAGE CALCULATIONS

Existing Building Coverage: 27 sq.ft.
Permitted Building Coverage: 5.438 sq.ft. (20%)
Proposed Building Coverage: 4.100 sq.ft. (15.08%)

Existing Total Lot Coverage: 3.518 sq.ft.
Permitted Total Lot Coverage: 13.595 sq.ft. (50%)
Proposed Total Lot Coverage: 9.237 sq.ft. (33.97%)
*Total Lot Coverage Includes Driveways

● indicates found pin.

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)

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

February 27, 2025: Site plan

SASKAS
SURVEYING

Surveyed: February 18, 2025
David L. Saskas
N.Y.S. Lic. No. 049960

Saskas Surveying Company, P.C.
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