SURVEY OF PROPERTY

Situate
AMAGANSETT
Town Of East Hampton
Suffolk County, New York

SCALE: 1" = 30'

OVERALL LOT AREA: 34.005 sq.ft.
or 0.7806 acres
AREA EXCL. 20' WIDE DRIVEWAY EASEMENT: 26.758 sq.ft.
or 0.6143 acres

SCTM No. 300-168-004-10
SCDHS Ref. No. R03-17-0216

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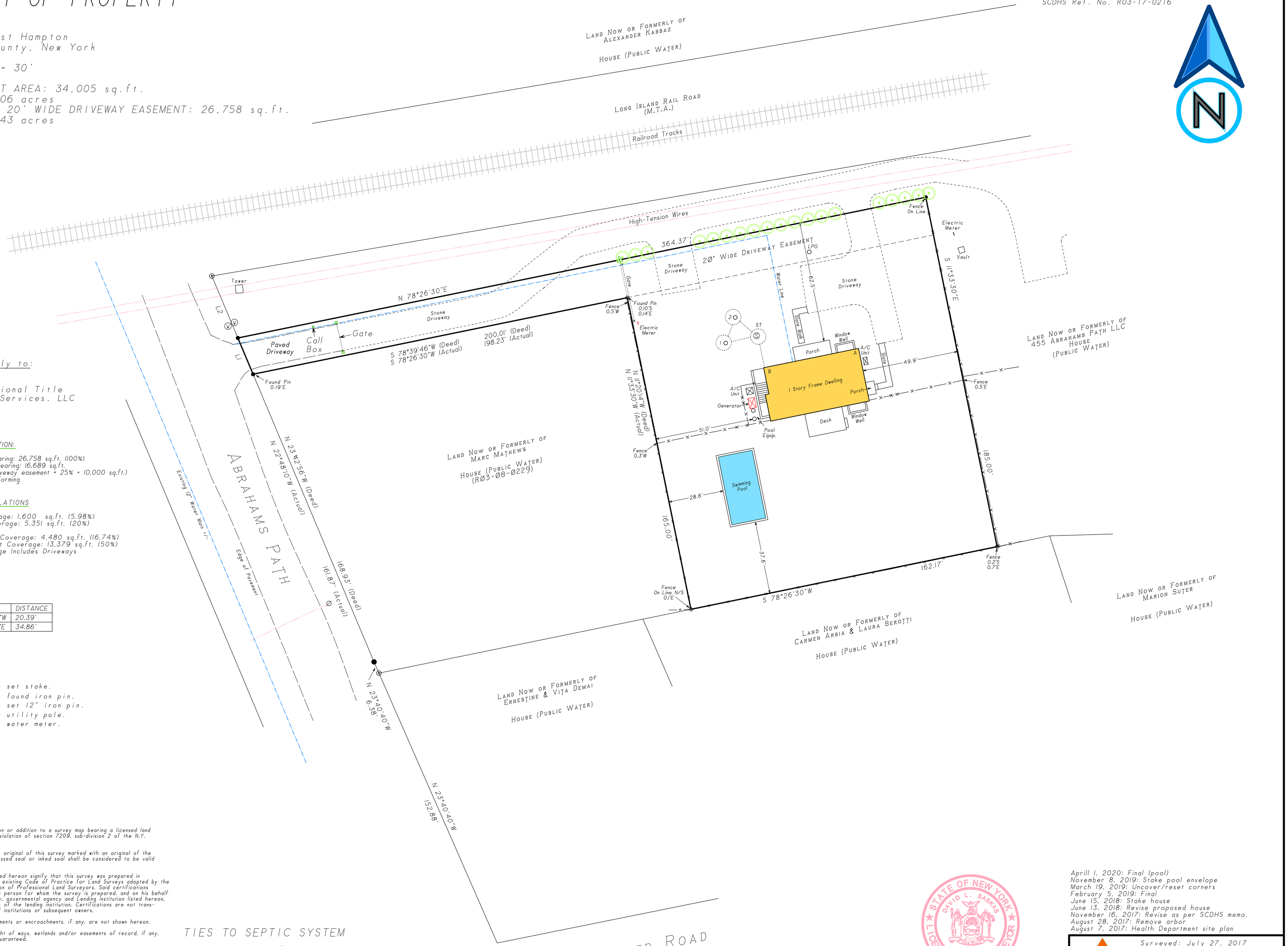

Certified only to:

AABMGM LLC
Fidelity National Title
Insurance Services, LLC

CLEARING CALCULATION:

Existing Limits of Clearing: 26.758 sq.ft. (100%)
Permitted Limits of Clearing: 16.689 sq.ft.
(Lot Area excl. driveway easement * 25% + 10,000 sq.ft.)
*Pre-Existing, Nonconforming

COVERAGE CALCULATIONS

Existing Lot Coverage: 1,600 sq.ft. (5.98%)
Permitted Lot Coverage: 5,351 sq.ft. (20%)

Existing Total Lot Coverage: 4,480 sq.ft. (16.74%)
Permitted Total Lot Coverage: 13,379 sq.ft. (50%)
*Total Lot Coverage Includes Driveways

LINE	BEARING	DISTANCE
L1	N 22°48'10"W	20.39'
L2	S 22°48'10"E	34.86'

△ indicates set stake.
⊙ indicates found iron pin.
● indicates set 12" iron pin.
⌀ indicates utility pole.
Ⓥ 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 approximate USGS datum (NAVD 1988).
8. Elevations shown hereon are for purposes of compliance with the requirements of the Suffolk County Department of Health Services and should not be used for any other purposes.

TIES TO SEPTIC SYSTEM

	A	B
ST	53.4'	17.1'
1	69'	23.5'
2	66'	30'

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

Aprill 1, 2020: Final (pool)
November 8, 2019: Stake pool envelope
March 19, 2019: Uncover/reset corners
February 5, 2019: Final
June 15, 2018: Stake house
June 13, 2018: Revise proposed house
November 16, 2017: Revise as per SCDHS memo.
August 28, 2017: Remove arbor
August 7, 2017: Health Department site plan

Surveyed: July 27, 2017
David L. Saskas
N.Y.S. Lic. No. 049960

SASKAS SURVEYING
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