SURVEY OF PROPERTY

LOT 4
Map Of DOROTHY M. PEDERSEN
Situate
NORTHWEST
Town Of East Hampton
Suffolk County, New York

SCALE: 1" = 50'

OVERALL LOT AREA: 85,633 sq.ft.
or 1.9659 acres
AREA (EXCLUDING FLAG STRIP):
58,596 sq.ft. or 1.3452 acres

SCTM No. 300-134-1-16.4 216p94-4

Certified only to:

Colleen DeCourcy
Boundary Title Services
Erinaceinae LLC

ZONING DISTRICT: "A3" Water Recharge Overlay District
FLOOD ZONE: "X"

LINE	BEARING	DISTANCE
L1	S 53°46'43"E	20.02'
L12	S 53°46'43"E	20.02'

CLEARING CALCULATION

Existing Limits of Clearing: 1,646 sq.ft.
Permitted Limits of Clearing: 17,324 sq.ft.
•Lot area x 12.5% + 10,000 sq.ft.

COVERAGE CALCULATIONS

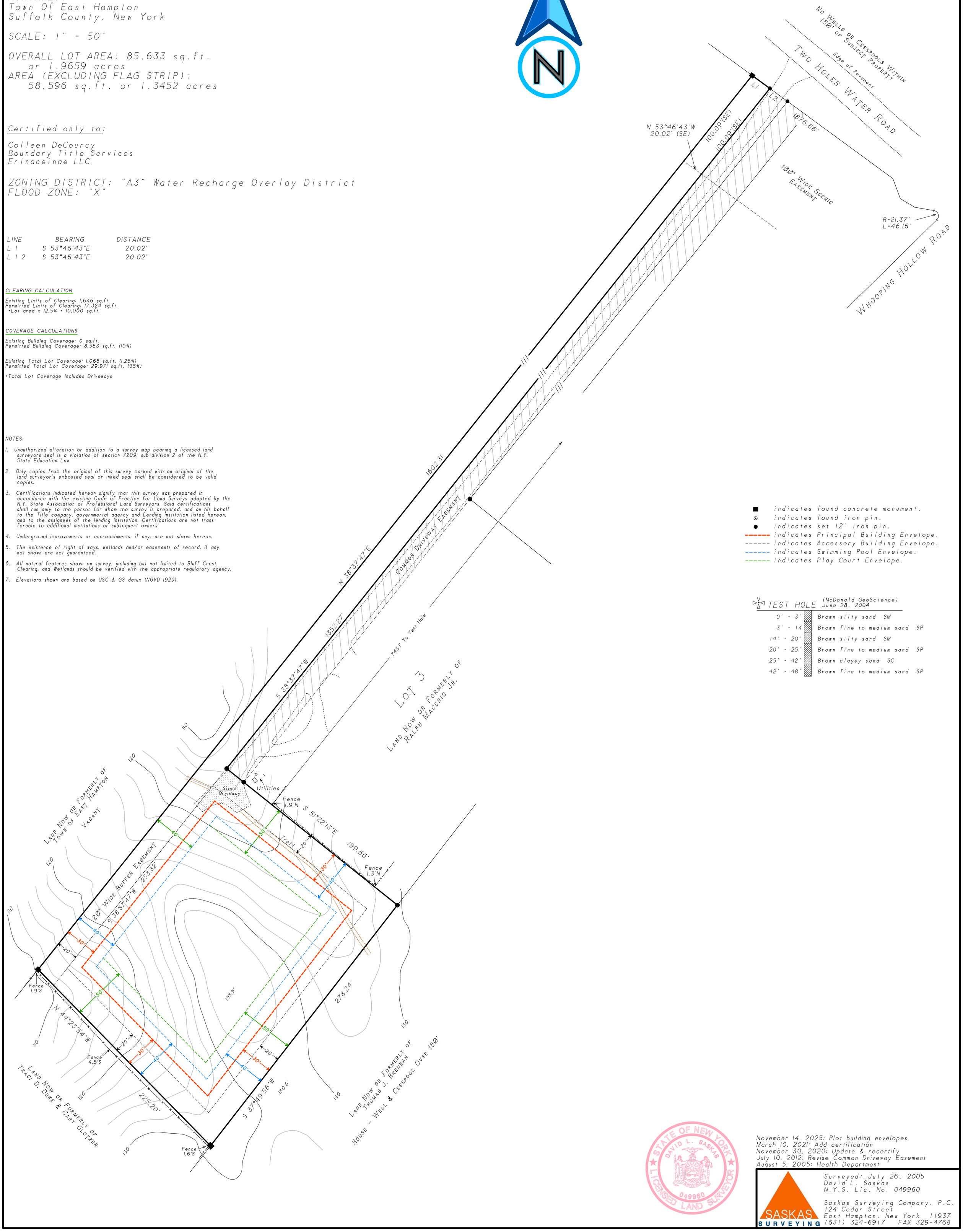
Existing Building Coverage: 0 sq.ft.
Permitted Building Coverage: 8,563 sq.ft. (10%)

Existing Total Lot Coverage: 1,068 sq.ft. (1.25%)
Permitted Total Lot Coverage: 29,971 sq.ft. (35%)

•Total Lot Coverage Includes Driveways

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 (NGVD 1929).



■ indicates found concrete monument.
⊙ indicates found iron pin.
● indicates set 12" iron pin.
------ indicates Principal Building Envelope.
------ indicates Accessory Building Envelope.
------ indicates Swimming Pool Envelope.
------ indicates Play Court Envelope.

TEST HOLE (McDonald GeoScience) June 28, 2004

0' - 3'	Brown silty sand SM
3' - 14'	Brown fine to medium sand SP
14' - 20'	Brown silty sand SM
20' - 25'	Brown fine to medium sand SP
25' - 42'	Brown clayey sand SC
42' - 48'	Brown fine to medium sand SP

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

November 14, 2025: Plot building envelopes
March 10, 2021: Add certification
November 30, 2020: Update & recertify
July 10, 2012: Revise Common Driveway Easement
August 5, 2005: Health Department

Surveyed: July 26, 2005
David L. Saskas
N.Y.S. Lic. No. 049960

SASKAS SURVEYING
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