

# SURVEY OF PROPERTY

Situate  
INCORPORATED VILLAGE OF EAST HAMPTON  
Town Of East Hampton  
Suffolk County, New York

SCALE: 1" = 50'

AREA (To Shoreline): 73.627 sq.ft.  
or 1.6902 acres



OCEAN AVENUE

HOOK POND ROAD  
(PRIVATE 30' WIDE ROAD)

936.50'

Certified only to:

Linda B. James  
21 HPL, LLC  
Amtrust Title Insurance Company

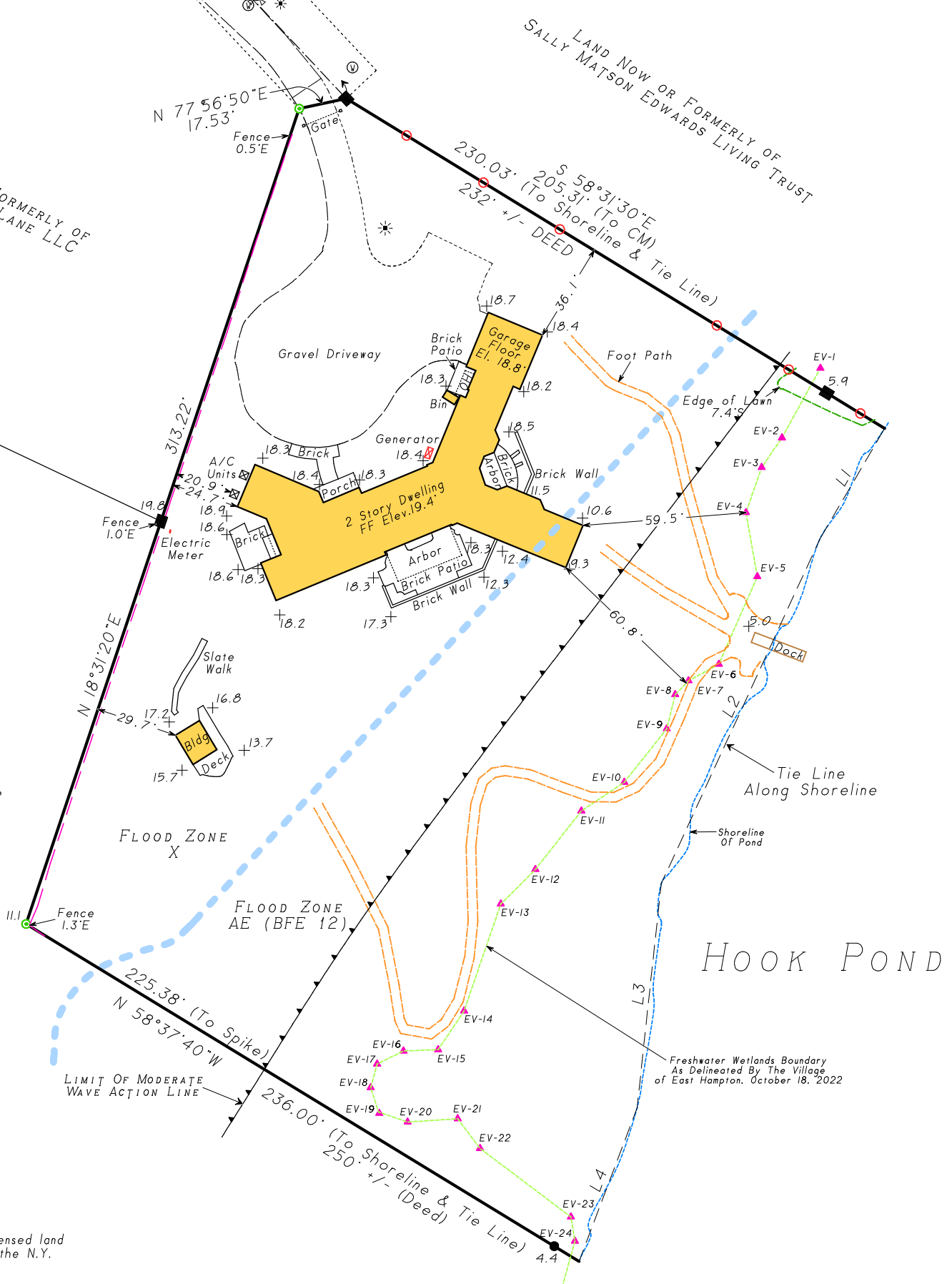
TIE LINE  
ALONG SHORELINE

LINE	BEARING	DISTANCE
L1	S 30°21'22"W	46.85'
L2	S 24°42'56"W	138.12'
L3	S 6°09'04"W	82.06'
L4	S 20°40'40"W	59.79'

LAND NOW OR FORMERLY OF  
20 HOOK POND LANE LLC

LAND NOW OR FORMERLY OF  
SALLY MATSON EDWARDS LIVING TRUST

LAND NOW OR FORMERLY OF  
DEAN EAST HAMPTON FAMILY LIMITED PARTNERSHIP



- indicates found concrete monument.
- indicates found iron pin.
- indicates found spike.
- indicates set lath.
- \* indicates light pole.
- ⊙ indicates water meter.
- ⊕ indicates fire hydrant.

### COVERAGE CALCULATIONS

Permitted: 14,725 sq.ft. (20%)  
Existing: 5,727 sq.ft. (7.78%)

### 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. (NAVD 1988)

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

April 9, 2025: Add tie line along shoreline  
 April 3, 2025: Add certification  
 April 1, 2025: Correct to indicate "2 Story"  
 March 31, 2025: Remove GFA calc.  
 February 21, 2025: FEMA  
 February 19, 2025: Update  
 December 1, 2023: Lath property line

Surveyed: December 9, 2022  
 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