

SURVEY OF PROPERTY

LOTS 1-7 incl., BLOCK 17

Map Of
COBBLERS HILL HEIGHTS

Filed September 13, 1911 as map no. 483

Situate
NORTHWEST
Town Of East Hampton
Suffolk County, New York

SCALE: 1" = 30'

AREA: 14,011 sq.ft.
or 0.3216 acres

Certified only to:

Dallas Realty Properties LLC
First American Title Insurance Company
Spano Abstract Service Corp.

COVERAGE CALCULATIONS

Existing Building Coverage: 2,245 sq.ft. (16.02%)
Permitted Building Coverage: 2,802 sq.ft. (20%)

Existing Total Lot Coverage: 5,019 sq.ft. (35.82%)
Permitted Total Lot Coverage: 7,005 sq.ft. (50%)
*Total Lot Coverage Includes Driveways

CLEARING CALCULATION:

Existing Limits of Clearing: 6,896 sq.ft.
Permitted Limits of Clearing: 10,000 sq.ft.

- indicates found iron pin.
- indicates set lath.
- indicates found iron rod.

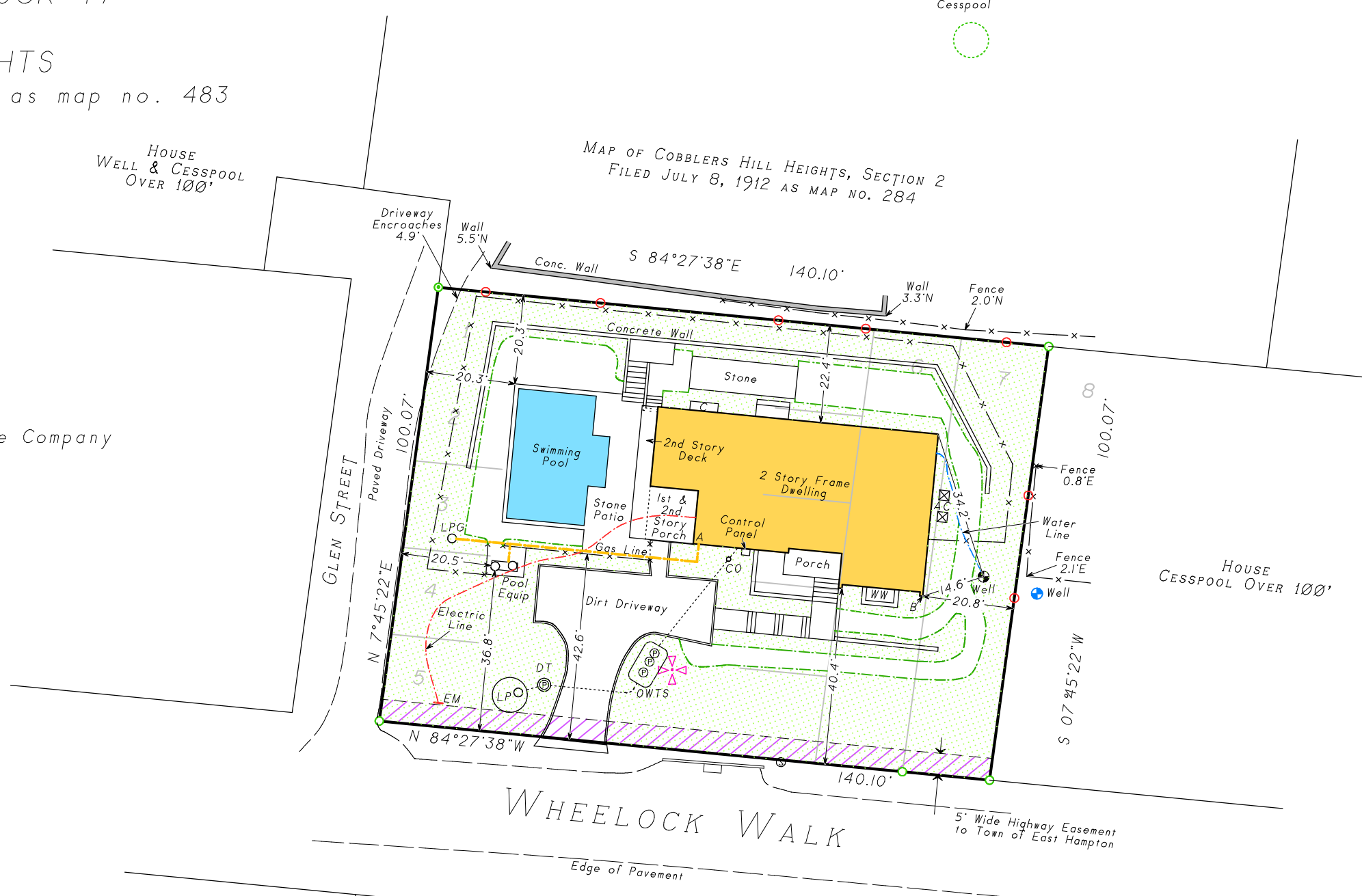
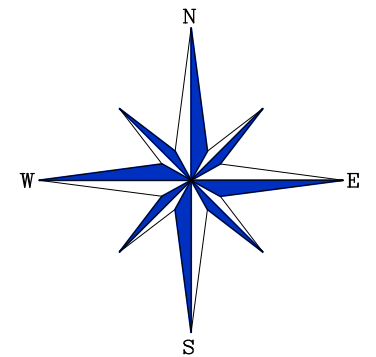
NOTES:

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's 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).

TEST HOLE	McDonald GeoScience DATE: 7/25/2012
0' - 0.5'	Brown loamy sand SM
0.5' - 40'	Pale brown fine sand SP
40' - 48'	Brown silty sand SM

SCTM No. 300-138-1-25.1 & 27.1
SCDHS Ref. No. R-22-1301

230p118



TIES TO SEPTIC SYSTEM

	A	B
OWTS	33'	67'
DT	48.5'	89.5'
LP	52.5'	95'

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



- September 3, 2024: Dimensions to well
- August 14, 2024: Plot gas line
- June 24, 2024: Final
- November 15, 2023: Stake pool
- June 21, 2023: Stake foundation, set benchmark
- February 7, 2023: Lath prop. limits of clearing
- November 13, 2022: Revise site plan
- June 3, 2022: Plot proposed site plan
- April 19, 2022: Update, recertify & topography
- August 29, 2012: Add metes & bounds Lot 6/7
- August 21, 2012: Survey

Prepared: August 16, 2012
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