

SURVEY OF PROPERTY

SCIM No. 300-150-010-002

536p24

LOT 2
Map Of
BELL ESTATE
Section 2
Filed September 15, 1981 as map no. 7010
Situate
AMAGANSETT
Town Of East Hampton
Suffolk County, New York

SCALE: 1" = 40'

OVERALL LOT AREA: 87,660 sq.ft.
or 2.0124 acres
LOT AREA EXCL. FLAG STRIP: 82,061 sq.ft.
or 1.8839 acres

ZONING DISTRICT: "A2"
Water Recharge Overlay District

Certified only to:

7 Ashwood Court LLC
New York Title Abstract Services, Inc.
Old Republic National Title Insurance Company

CLEARING CALCULATION

Existing Limits of Clearing: 20,250 sq.ft.
Permitted Limits of Clearing: 20,257 sq.ft.
*Lot area Excl. Flag Strip x 12.5% = 10,000 sq.ft.
Proposed Limits of Clearing: 20,165 sq.ft.

COVERAGE CALCULATIONS

Existing Building Coverage: 0 sq.ft. (0%)
Permitted Building Coverage: 8,766 sq.ft. (10%)
Proposed Building Coverage: 5,161 sq.ft. (5.89%)
Existing Total Lot Coverage: 5,181 sq.ft. (5.91%)
Permitted Total Lot Coverage: 30,681 sq.ft. (35%)
Proposed Total Lot Coverage: 17,801 sq.ft. (20.31%)
*Total Lot Coverage Includes Driveways
**Percentages based on overall lot area (87,660 sq.ft.)

- indicates found concrete monument.
- indicates found iron pin.
- indicates set 12" iron pin.
- indicates set 1/4".
- ▲ indicates set stake.

OLD STONE HIGHWAY

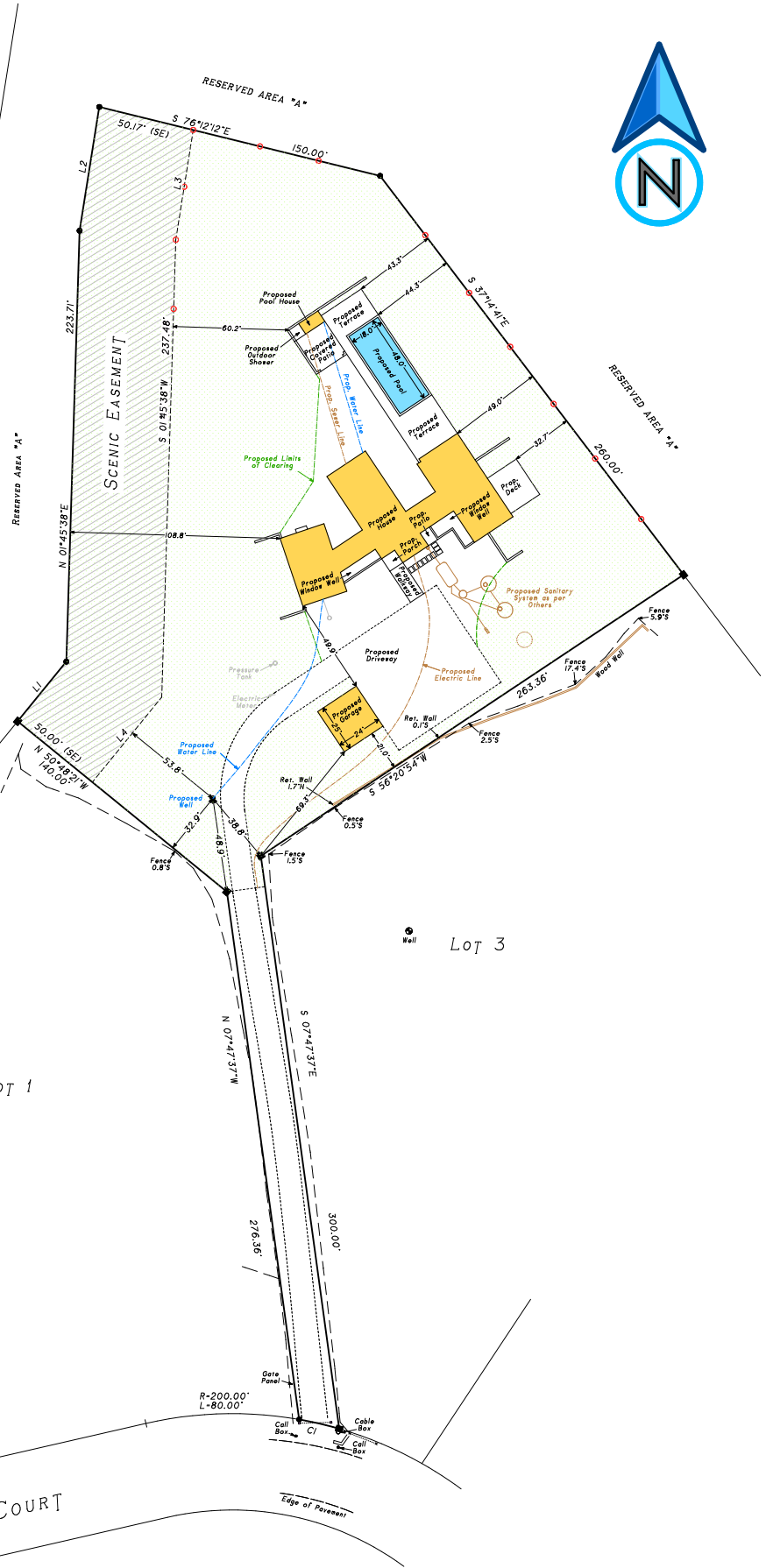
ASHWOOD COURT

NOTES:

- 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.
- 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, easements and/or encroachments 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)

LINE	BEARING	DISTANCE
L1	N 39°11'39"E	40.00'
L2	N 9°00'56"E	65.00'
L3	S 9°00'56"W	57.64'
L4	S 39°11'39"W	56.94'

CURVE	Arc	Delta Angle	Chord	Ch Bearing	Radius	Tangent
CI	21.41'	6°08'01"	21.40'	N 76°56'27"W	200.00'	10.72'



October 6, 2020: Revise proposed site plan
August 27, 2020: Revise proposed site plan
April 3, 2020: Revise proposed site plan
December 26, 2019: Stake house, pool envelope & BM
July 8, 2019: Stake property & easement lines and stake pool envelope
April 23, 2019: Update fence
April 18, 2019: Update fence & locate well
April 15, 2019: Plot proposed site plan

Surveyed: April 8, 2019
David L. Banker
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