

SURVEY OF PROPERTY

SC1M No. 300-119-004-16.7

SCDHS Ref. No. R-21-0378

314P56C

LOT 6
Map of

GANSETT CLOSE

Section 2

Filed November 16, 1983 as map no. 7256

Situate
SPRINGS

Town of East Hampton
Suffolk County, New York

SCALE: 1" = 40'

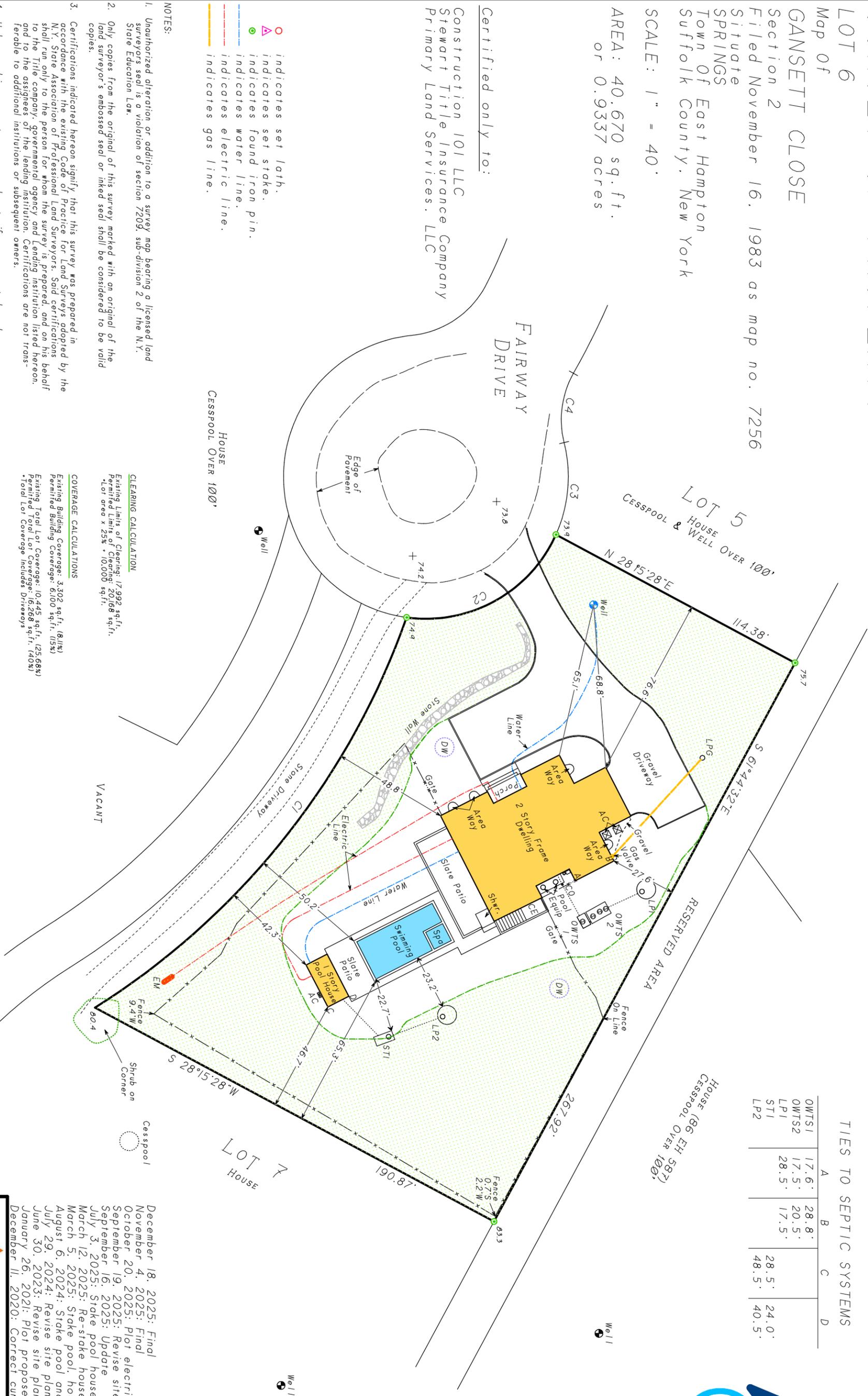
AREA: 40.670 sq. ft.
or 0.9337 acres

Certified only to:

Construction 101 LLC
Stewart Title Insurance Company
Primary Land Services, LLC

TIES TO SEPTIC SYSTEMS

	A	B	C	D
OWTS1	17.6'	28.8'		
OWTS2	17.5'	20.5'		
LPI	28.5'	17.5'		
ST1			28.5'	24.0'
LP2			48.5'	40.5'



- indicates set lath.
- △ indicates set stake.
- indicates found iron pin.
- indicates water line.
- indicates electric line.
- indicates gas line.

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, wetlands and/or easements 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)

CLEARING CALCULATION

Existing Limits of Clearing: 17,992 sq.ft.
Permitted Limits of Clearing: 20,168 sq.ft.
-Lot area x 25% + 10,000 sq.ft.

COVERAGE CALCULATIONS

Existing Building Coverage: 3,302 sq.ft. (8.11%)
Permitted Building Coverage: 6,100 sq.ft. (15%)
Existing Total Lot Coverage: 10,445 sq.ft. (25.68%)
Permitted Total Lot Coverage: 16,268 sq.ft. (40%)
*Total Lot Coverage Includes Driveways

CURVE	Arc	Delta Angle	Chord	Ch Bearing	Radius	Tangent
C1	214.68'	38°26'21"	210.68'	N 51°27'24"W	320.00'	111.56'
C2	77.24'	73°45'07"	72.01'	N 29°04'29"W	60.00'	45.01'
C3	39.77'	37°58'45"	39.05'	N 84°56'25"W	60.00'	20.65'
C4	30.21'	43°16'40"	29.50'	N 82°17'27"W	40.00'	15.87'

- December 18, 2025: Final
- November 4, 2025: Final
- October 20, 2025: Plot electric line
- September 19, 2025: Revise site plan
- September 16, 2025: Update
- July 3, 2025: Stake pool house and lath well
- March 12, 2025: Re-stake house
- March 5, 2025: Stake pool, house and lath clearing
- August 6, 2024: Stake pool and lath prop clearing
- July 29, 2024: Revise site plan
- June 30, 2023: Revise site plan
- January 26, 2021: Plot proposed site plan
- December 11, 2020: Correct curve lengths

SASKAS SURVEYING

Saskas Surveying Company, P.C.
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Surveyed: December 2, 2020
David L. Saskas
N.Y.S. Lic. No. 049960