SCTM No. 300-113-3-2.3
SCDHS Ref. No. R-23-1813


241p52

SURVEY OF PROPERTY

Situate
NORTHWEST
Town Of East Hampton
Suffolk County, New York

SCALE: 1" = 60'

AREA (OVERALL): 304,497 sq.ft.
or 6.9903 acres
AREA (Excluding Flag Pole): 271,063 sq.ft.
or 6.2228 acres



TIES TO SEPTIC SYSTEM

	A	B
OWTS	33.5'	48'
LP	51'	62'

Certified only to:

OLLEN LLC

- ■ indicates found concrete monument.
- ○ indicates found iron pin.
- ● indicates found pipe.
- ● indicates set 12" iron pin.
- Ø indicates utility pole.
- indicates well.
- Ⓢ indicates steel cover.
- ⊗ indicates catch basin.

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)

CLEARING CALCULATION

Existing Limits of Clearing: 43,780 sq.ft.
Permitted Limits of Clearing: 43,882 sq.ft.
•Lot area x 12.5% + 10,000 sq.ft.

COVERAGE CALCULATIONS

Existing Building Coverage: 5,352 sq.ft.
Permitted Building Coverage: 16,263 sq.ft. (6%)

Existing Total Lot Coverage: 31,305 sq.ft.
Permitted Total Lot Coverage: 80,000 sq.ft.
•Total Lot Coverage Includes Driveways

DEER FENCE CALCULATION

Area Encompassed By Deer Fence: 102,031 sq.ft. (37.64%)

LINE	BEARING	DISTANCE
L1	N 24°30'12"W	23.59'
L2	S 82°49'51"E	18.71'
L3	N 24°30'12"W	23.59'
L4	N 24°30'15"W	23.59'

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

August 14, 2024: Deer fence calculation
July 23, 2024: Update
July 3, 2024: Final
December 8, 2023: Correct FF Elev.
November 27, 2023: Proposed walk-out

Surveyed: October 6, 2023
David L. Saskas
N.Y.S. Lic. No. 049960

SASKAS SURVEYING

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