

# SURVEY OF PROPERTY

LOT 81 & PART OF LOT 82

Map of

SETTLERS LANDING

Section One

Filed June 17, 1966 as map no. 4656

Situate  
THREE MILE HARBOR  
Town of East Hampton  
Suffolk County, New York

SCALE: 1" = 40'

AREA: 30.298 sq. ft.  
or 0.6956 acres

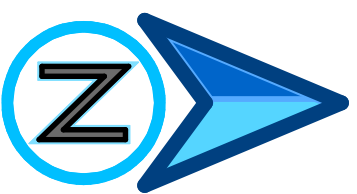
Certified only to:

Joan Weinstein

CURVE	Arc	Delta Angle	Chord	Ch Bearing	Radius	Tangent
C1	37.92'	86°54'06"	34.39'	N 56°12'12"E	25.00'	23.68'
C2	113.21'	12°43'06"	112.98'	N 86°42'18"W	510.00'	56.84'
C3	95.11'	6°03'18"	95.07'	S 15°46'48"W	900.00'	47.60'

SCTM No. 300-74-1-118

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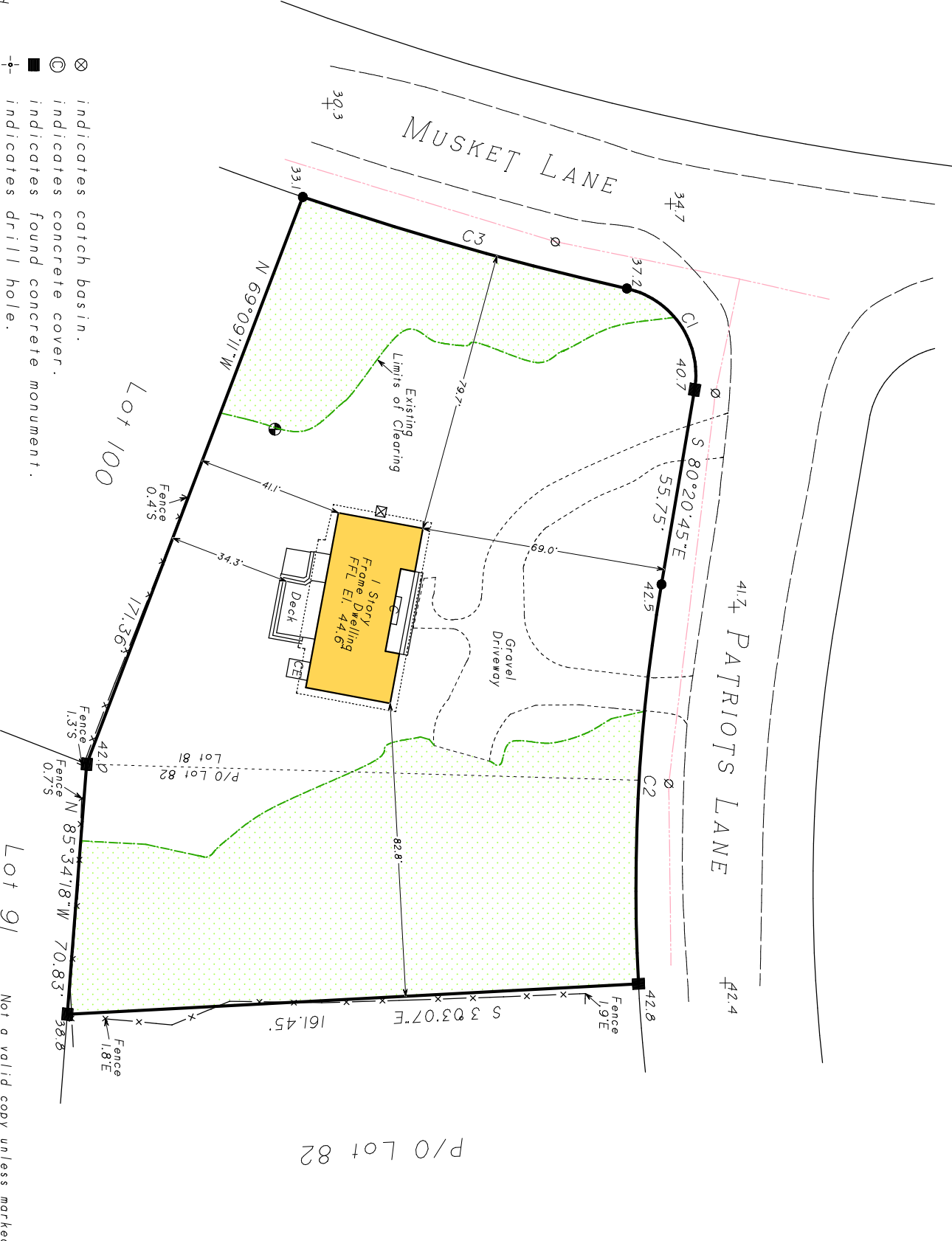


**CLEARING CALCULATION**  
Existing Limits of Clearing: 16,908 sq.ft.  
Permitted Limits of Clearing: 17,575 sq.ft.  
\*Lot area x 25% + 10,000 sq.ft.

**COVERAGE CALCULATIONS**  
Existing Building Coverage: 1,605 sq.ft. (5.30%)  
Permitted Building Coverage: 6,060 sq.ft. (20%)  
Existing Total Lot Coverage: 3,810 sq.ft. (12.58%)  
Permitted Total Lot Coverage: 15,149 sq.ft. (50%)  
\*Total Lot Coverage Includes Driveways

**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 USCG & GS datum. (NAVD 1988)



- ⊗ indicates catch basin.
- ⊙ indicates concrete cover.
- indicates found concrete monument.
- ⊕ indicates drill hole.
- ⊖ indicates electric box.
- ⊗ indicates fire hydrant.
- ⊙ indicates found iron pin.
- ▲ indicates found stake.
- ⊖ indicates gas meter.
- ⊗ indicates light pole.
- ⊙ indicates set 12" iron pin.
- ⊕ indicates utility pole.
- ⊖ indicates well.
- ⊗ indicates water meter.
- ⊙ indicates plastic cover.

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

Saskas Surveying Company, P.C.  
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Surveyed: July 26, 2023  
David L. Saskas  
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