

SURVEY OF PROPERTY

Situate
INCORPORATED VILLAGE OF EAST HAMPTON
Town Of East Hampton
Suffolk County, New York

SCALE: 1" = 50'

AREA TO TIE LINE: 124.147 sq.ft.
or 2.8500 acres



Certified only to:
105 Lily Pond LLC

COVERAGE CALCULATIONS

Permitted: 24,829 sq.ft. (20% of Lot Area)
Existing: 7,051 sq.ft.

ACCESSORY BUILDING AREAS:

Permitted: 2,682 sq.ft. (2% of Lot Area + 200 sq.ft.)
Existing: 1,256 sq.ft.

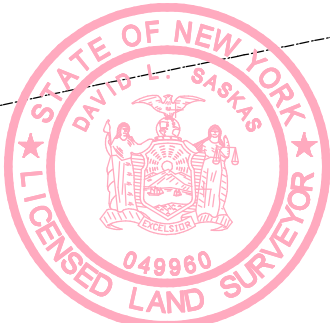
TIE LINE ALONG BEACHGRASS

LINE	BEARING	DISTANCE
L1	S 74°51'04"W	15.75'
L2	S 60°21'51"W	27.30'
L3	S 81°08'04"W	53.42'
L4	N 78°41'52"W	32.18'
L5	S 41°18'31"W	19.62'
L6	S 76°06'29"W	133.58'



- ① indicates found "MAG" spike.
② indicates found "PK" spike.
③ indicates found iron spike.
● indicates set 1/2" iron pin.
○ indicates set Lath
⊙ indicates utility pole.
⊗ indicates steel cover.
⊕ indicates water meter.
⊖ indicates cable box.
⊗ indicates light pole.
⊗ indicates catch basin.
⊗ indicates fire hydrant/well.
--- indicates Principal Building Envelope.
--- indicates Accessory Building Envelope.
--- indicates Swimming Pool Envelope.

- NOTES:
- 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.
 - 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 USGS datum (NAVD 1988).



April 1, 2025: Plot building envelopes
March 27, 2025: Update & topography
May 31, 2017: Stake property line



Surveyed: August 8, 2013
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