

SURVEY OF PROPERTY

LOT 104
Map Of
SETTLERS LANDING
Section One
Filed June 17, 1966 as map no. 4656
Situates
THREE MILE HARBOR
Town Of East Hampton
Suffolk County, New York

SCALE: 1" = 30'

AREA: 24.328 sq.ft.
or 0.5585 acres

Certified only to:

JJACK HOLDINGS LLC
New York Title Abstract Services, Inc.
AmTrust Title Insurance Company

CLEARING CALCULATION

Existing Limits of Clearing: 12,076 sq.ft.
Permitted Limits of Clearing: 16,082 sq.ft.
*Lot area x 25% + 10,000 sq.ft.
Proposed Limits of Clearing: 12,076 sq.ft.
**No additional clearing is proposed

COVERAGE CALCULATIONS

Existing Building Coverage: 1,078 sq.ft. (4.43%)
Permitted Building Coverage: 4,865 sq.ft. (20%)
Proposed Building Coverage: 1,348 sq.ft. (5.54%)

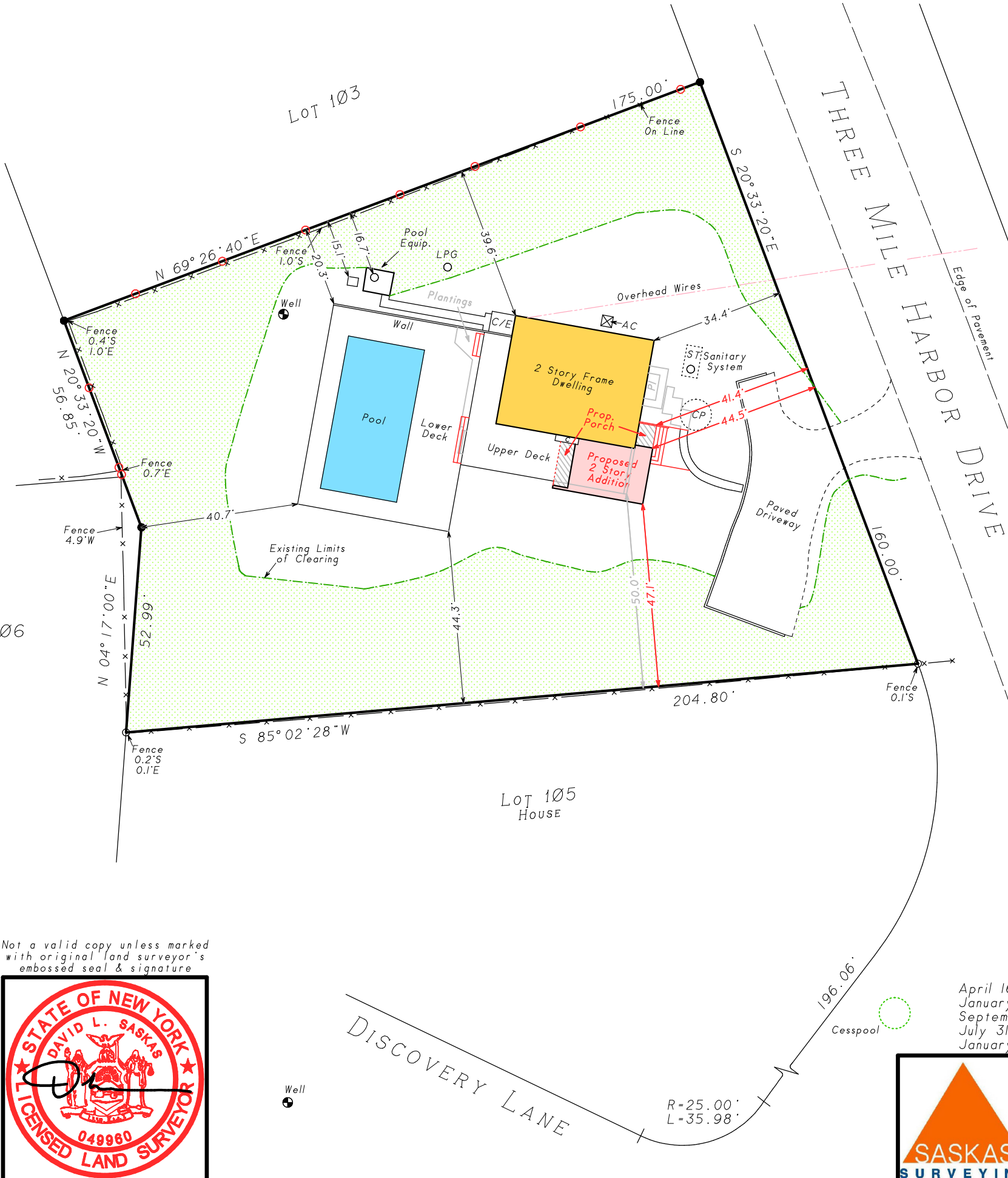
Existing Total Lot Coverage: 5,325 sq.ft. (21.89%)
Permitted Total Lot Coverage: 12,164 sq.ft. (50%)
Proposed Total Lot Coverage: 5,474 sq.ft. (22.50%)
*Total Lot Coverage Includes Driveways

- indicates set lath.
- ⊙ indicates found iron pin.
- ▲ indicates found stake.
- indicates set 12" iron pin.

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.

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



HOUSE
(CESSPOOL OVER 100')

Well

HOUSE
(CESSPOOL & WELL OVER 100')

HOUSE
(CESSPOOL & WELL OVER 100')

April 16, 2025: Proposed addition
January 6, 2025: Recertify (map not updated)
September 26, 2024: Building Envelopes
July 31, 2024: Update
January 8, 2021: Stake property lines



Surveyed: February 6, 2002
David L. Saskas
N.Y.S. Lic. No. 049960

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