

SURVEY OF PROPERTY

LOT 37-45 incl. . BLOCK 2

Map of

ST. GEORGE'S MANOR

Filed January 23, 1911 as map no. 451

Situate
Town of East Hampton
Suffolk County, New York

SCALE: 1" = 30'

AREA: 26,144 sq. ft.
or 0.6002 acres

Certified only to:

Beach House Development LLC
New York Title Abstract Services Inc.
Old Republic National
Title Insurance Company

CLEARING CALCULATION

Existing Limits of Clearing: 12,041 sq. ft.
Permitted Limits of Clearing: 16,536 sq. ft.
*Lot area x 25% + 10,000 sq. ft.

COVERAGE CALCULATIONS

Existing Building Coverage: 3,218 sq. ft. (12.30%)
Permitted Building Coverage: 5,228 sq. ft. (20%)

Existing Total Lot Coverage: 8,591 sq. ft. (32.86%)
Permitted Total Lot Coverage: 13,072 sq. ft. (50%)

*Total Lot Coverage Includes Driveways

- indicates set 1/2" iron pin.
- ▲ indicates found stake.
- indicates found concrete monument.

TIES TO SEPTIC SYSTEM

	A	B
OWTS	19.5'	28'
DT	25'	29'
LP	26.5'	23.5'

NOTES:

1. 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.

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.

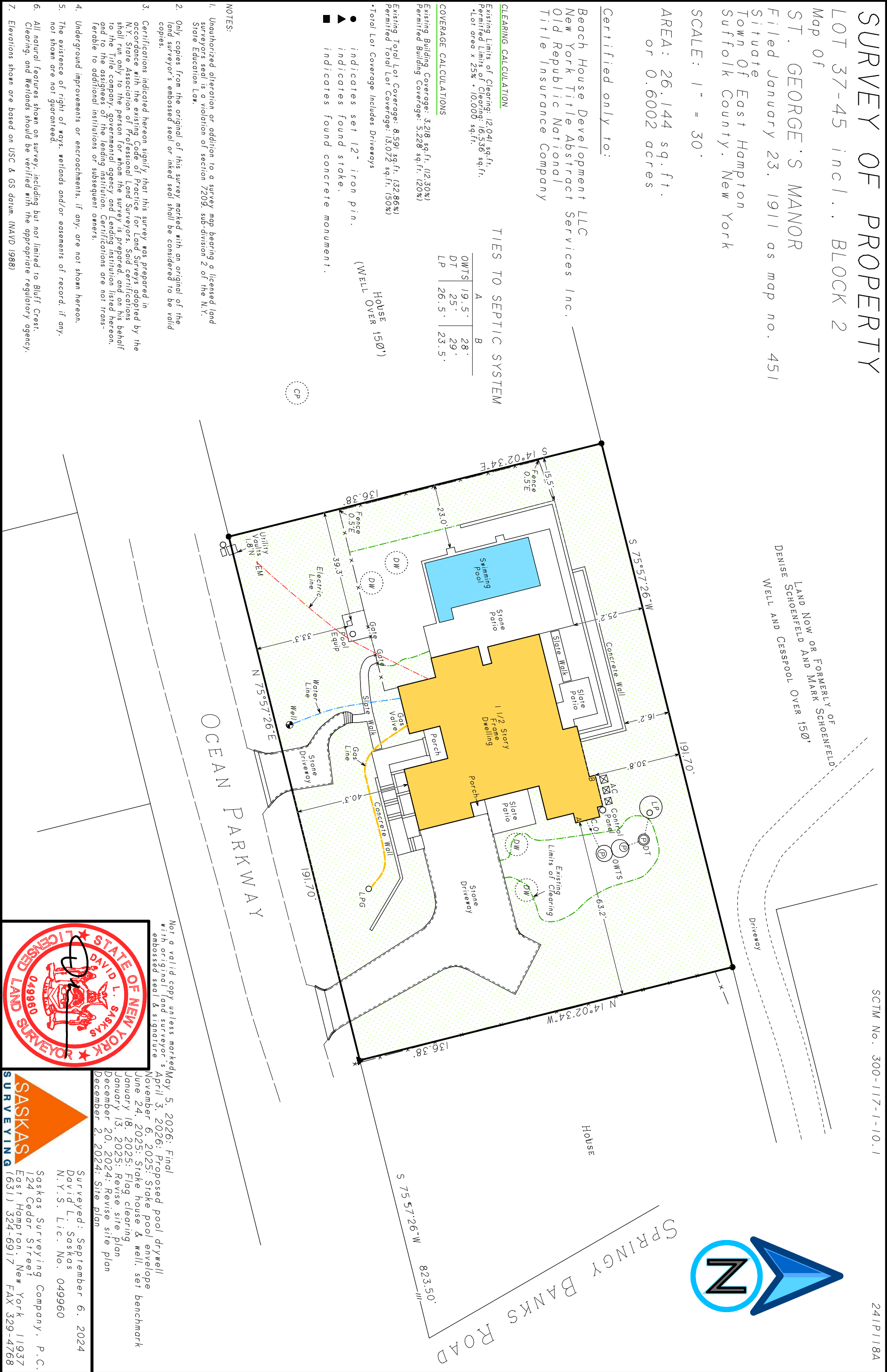
3. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the N.Y. State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his 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.

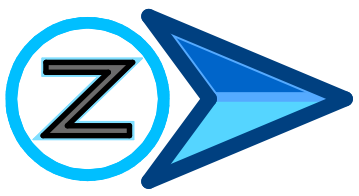
6. All natural features shown on survey, including but not limited to Bluff Crest, Clearing, and Wetlands should be verified with the appropriate regulatory agency.

7. Elevations shown are based on USCS & GS datum. (NAVD 1988)

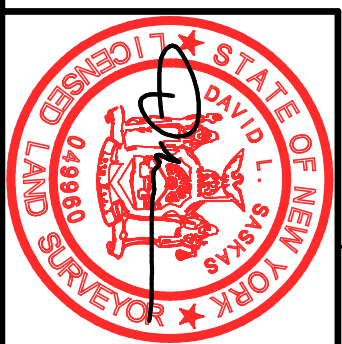


SCTM No. 300-117-1-10.1

241P118A



SPRINGY BANKS ROAD



Not a valid copy unless marked May 5, 2026: Final
with original land surveyor's April 3, 2026: Proposed pool drywell
embossed seal & signature

November 6, 2025: Stake pool envelope
June 24, 2025: Stake house & well, set benchmark
January 18, 2025: Flag clearing
January 13, 2025: Revise site plan
December 20, 2024: Revise site plan
December 2, 2024: Site plan

Surveyed: September 6, 2024
Saskas
David L. Saskas
N.Y.S. Lic. No. 049960

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