

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: 0 sq.ft. (0%)
Permitted Limits of Clearing: 16,536 sq.ft.
*Lot area x 25% + 10,000 sq.ft.
Proposed Limits of Clearing: 16,388 sq.ft.

COVERAGE CALCULATIONS

Existing Building Coverage: 0 sq.ft.
Permitted Building Coverage: 5,228 sq.ft. (20%)
Proposed Building Coverage: 3,165 sq.ft. (12.11%)

Existing Total Lot Coverage: 0 sq.ft.
Permitted Total Lot Coverage: 13,072 sq.ft. (50%)
Proposed Total Lot Coverage: 7,396 sq.ft. (28.29%)
*Total Lot Coverage Includes Driveways

- indicates set 12" iron pin.
- ▲ indicates found stake.
- indicates found concrete monument.
- indicates proposed water line.
- - - indicates proposed electric line.
- - - indicates proposed gas line.
- DW indicates proposed drywell.

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)

LAND NOW OR FORMERLY OF
DENISE SCHOENFELD AND MARK SCHOENFELD
WELL AND CESSPOOL OVER 150'

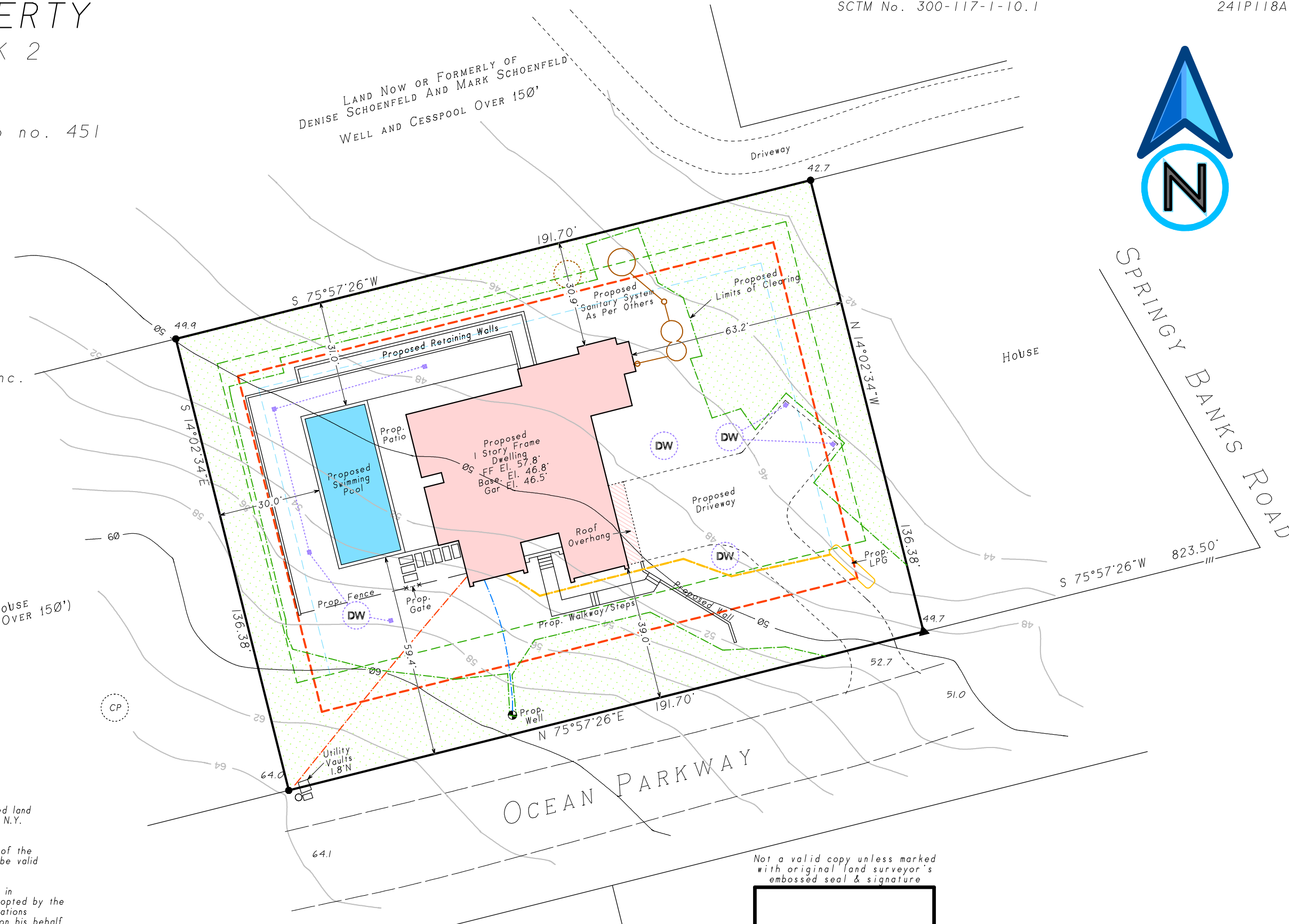
SCTM No. 300-117-1-10.1

24IP118A



SPRINGY BANKS ROAD

HOUSE
(WELL OVER 150')



- - - indicates Principal Building Envelope.
- - - indicates Accessory Building Envelope.
- - - indicates Swimming Pool Envelope.

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

December 20, 2024: Revise site plan
December 2, 2024: Site plan

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

Saskas Surveying Company, P.C.
124 Cedar Street
East Hampton, New York 11937
(631) 324-6917 FAX 329-4768