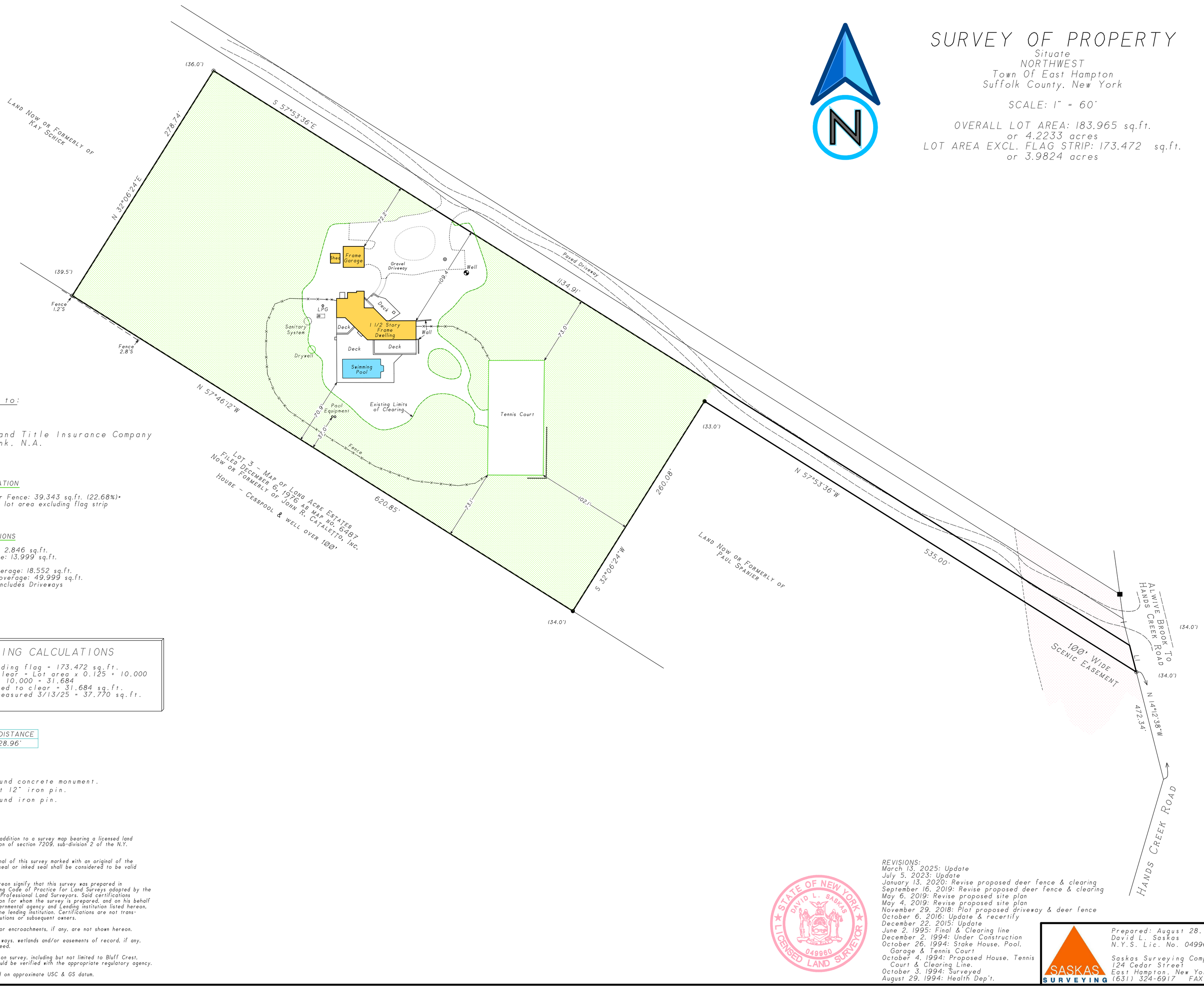
SCTM No. 300-091-001-5.2 201p90

# SURVEY OF PROPERTY

Situate
NORTHWEST
Town Of East Hampton
Suffolk County, New York

SCALE: 1" = 60'

OVERALL LOT AREA: 183,965 sq.ft.
or 4.2233 acres
LOT AREA EXCL. FLAG STRIP: 173,472 sq.ft.
or 3.9824 acres




Certified only to:

Ulrich Kratz
Lidia Kratz
Commonwealth Land Title Insurance Company
Wells Fargo Bank, N.A.

DEER FENCE CALCULATION

Area Enclosed by Deer Fence: 39,343 sq.ft. (22.68%)*
*Percentages based on lot area excluding flag strip

COVERAGE CALCULATIONS

Existing Lot Coverage: 2,846 sq.ft.
Permitted Lot Coverage: 13,999 sq.ft.

Existing Total Lot Coverage: 18,552 sq.ft.
Permitted Total Lot Coverage: 49,999 sq.ft.
*Total Lot Coverage Includes Driveways

## CLEARING CALCULATIONS

Area of lot excluding flag = 173,472 sq.ft.
Area allowed to clear = Lot area x 0.125 + 10,000
173,472 x 0.125 + 10,000 = 31,684
Area of lot allowed to clear = 31,684 sq.ft.
Cleared area as measured 3/13/25 = 37,770 sq.ft.

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 14°12'38"E | 28.96' |

■ indicates found concrete monument.
● indicates set 12" iron pin.
⊙ indicates found iron pin.

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 approximate USC & GS datum.

STATE OF NEW YORK
DAVID L. SASKAS
049960
LICENSED LAND SURVEYOR

REVISIONS:
March 13, 2025: Update
July 5, 2023: Update
January 13, 2020: Revise proposed deer fence & clearing
September 16, 2019: Revise proposed deer fence & clearing
May 6, 2019: Revise proposed site plan
May 4, 2019: Revise proposed site plan
November 29, 2018: Plot proposed driveway & deer fence
October 6, 2016: Update & recertify
December 22, 2015: Update
June 2, 1995: Final & Clearing line
December 2, 1994: Under Construction
October 26, 1994: Stake House, Pool, Garage & Tennis Court
October 4, 1994: Proposed House, Tennis Court & Clearing Line.
October 3, 1994: Surveyed
August 29, 1994: Health Dep't.


SASKAS SURVEYING

Prepared: August 28, 1994
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



Plotted: 3/26/2025 - 09:59 AM -- Scale 1 : 720.00
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