SURVEY OF PROPERTY

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

SCALE: 1" = 20'

AREA: 33.677 sq.ft.
or 0.7731 acres

ZONING DISTRICT: "R-80" Zone

SCTM No. 301-007-2-23

136p124

Certified only to:

7 Fish, LLC

LINE	BEARING	DISTANCE
L1	S 74°37'30"W	45.00'
L2	N 15°23'10"W	20.00'

- indicates set drill hole.
- indicates found concrete monument.
- indicates set 12" iron pin.
- indicates bollard.
- indicates utility pole.
- indicates steel cover.
- indicates water meter.
- indicates concrete cover.
- indicates light pole.
- indicates catch basin.
- indicates fire hydrant.
- indicates hedge.

COVERAGE CALCULATIONS

Permitted: 7,235 sq.ft. (20% of Lot Area + 500 sq.ft.)
Existing: 2,855 sq.ft.

ACCESSORY BUILDING AREAS:

Permitted: 873 sq.ft. (2% of Lot Area + 200 sq.ft.)
Existing: 555 sq.ft.

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.

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

March 24, 2020: Update
September 3, 2019: Update

Surveyed: November 1, 2014
David L. Saskas
N.Y.S. Lic. No. 049960

SASKAS SURVEYING
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