

SURVEY OF PROPERTY

LOTS 28 & 29

Map of SEASIDE SHORES

Filed January 2, 1947 as map no. 1518
Situating
MONTAUK
Town of East Hampton
Suffolk County, New York

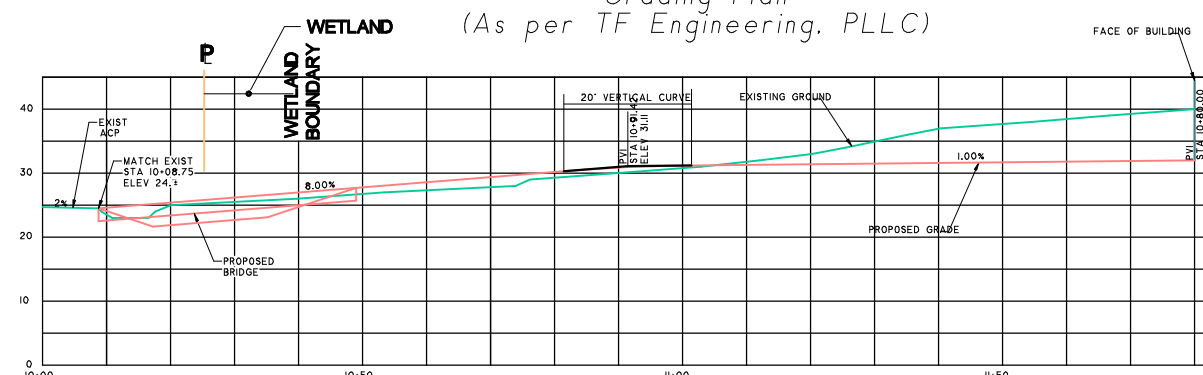
SCALE: 1" = 30'

OVERALL LOT AREA: 40,000 sq. ft.
or 0.9183 acres
LOT AREA EXCL. WETLANDS: 26,112 sq. ft.
or 0.5994 acres

Grading Plan
(As per TF Engineering, PLLC)

SCTM No. 300-032-007-6

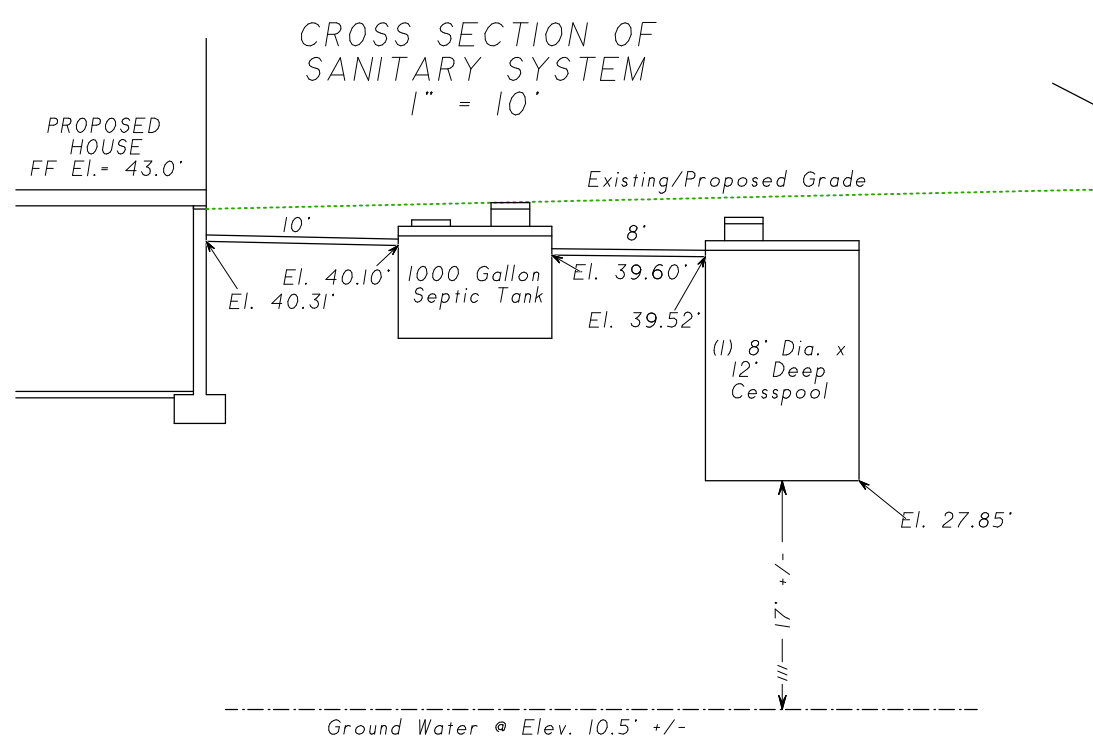
607p118A



MONTAUK POINT STATE BOULEVARD
(SR 27)

Certified only to:

Martin Herrmann



- indicates set 12" iron pin.
- ⊙ indicates utility pole.

CLEARING CALCULATION:

Existing Limits of Clearing: 861 sq. ft.
Permitted Limits of Clearing: 16,528 sq. ft.
*Lot area x 25% = 10,000 sq. ft.
Proposed Limit of Clearing: 9,994 sq. ft.

COVERAGE CALCULATIONS:

Existing Lot Coverage: 0 sq. ft. (0%)
Permitted Lot Coverage: 5,222 sq. ft. (20%)
Proposed Lot Coverage: 1,458 sq. ft. (15.58%)

Existing Total Lot Coverage: 19 sq. ft. (0%)
Permitted Total Lot Coverage: 13,056 sq. ft. (50%)
Proposed Total Lot Coverage: 4,296 sq. ft. (16.45%)
*Total Lot Coverage Includes Driveways

NOTES:

- 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.
- 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.
- All natural features shown on survey, including but not limited to Bluff Crest, Clearing, and Wetlands should be verified with the appropriate regulatory agency.
- Elevations shown are based on approximate USGS datum (NAVD 1988).

TEST HOLE

0' - 1'	Dark brown loam OL
1' - 7'	Brown silt ML
7' - 30'	Brown clayey sand & sandy clay SC & CL
30' - 43'	Water in brown clayey sand & sandy clay SC & CL
43' - 49'	Water in pale brown fine to medium sand SP

Groundwater at Elevation 10.5' +/-

- July 21, 2017: Plot vegetation note
- May 24, 2017: Plot proposed drainage & reveg.
- March 10, 2017: Plot Scenic Easement & project limiting fence
- December 1, 2016: Revise proposed bridge & driveway
- August 22, 2016: Topography
- June 9, 2016: Locate water main
- May 3, 2016: Plot proposed bridge & revise proposed limits of clearing
- January 20, 2016: Proposed site plan
- October 15, 2015: Wetlands

Surveyed: October 5, 2015
David L. Saskas
N.Y.S. Lic. No. 049960

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