

# SURVEY OF PROPERTY

LOT 6

Map Of

LAKESTIDE ESTATES

Filed May 5, 1982 as map no. 7072

Situate  
MONTAUK

Town Of East Hampton  
Suffolk County, New York

SCALE: 1" = 50'

OVERALL LOT AREA: 35.031 sq.ft.  
or 0.8042 acres

LOT AREA EXCLUDING WETLANDS: 18.797 sq.ft.  
or 0.4315 acres

ZONING DISTRICT: "A" (HPOD)

FLOOD ZONE: "X"

## CLEARING CALCULATION:

Existing Limits of Clearing: 9.842 sq.ft.  
Permitted Limits of Clearing: 10.000 sq.ft.  
No Additional Proposed

- △ indicates set stake
- indicates found concrete monument
- ⊙ indicates found iron pin
- indicates set 12" iron pin
- ⊕ indicates steel cover
- Ⓢ indicates water meter
- Ⓢ indicates LPG

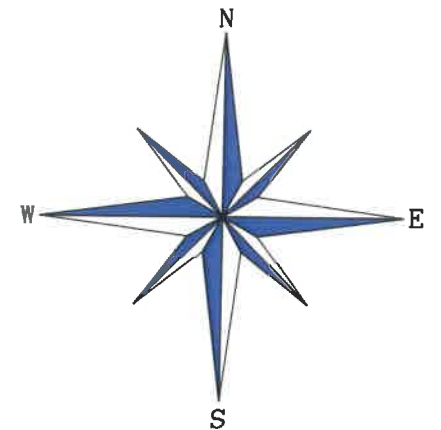
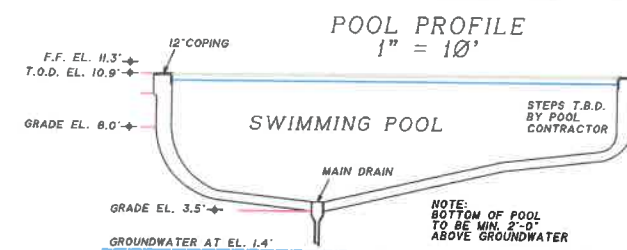
## NOTES:

- 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.
- 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 USC & GS datum (NAVD 1988).

Lakeside Court  
West Lake Drive

TEST HOLE  
Saskas Surveying Co., P.C.  
DATE: September 5, 2013  
ELEVATION: 5.6'  
0' - 4.2' Brown loamy sand SM  
4.2' - 11.2' Pale brown fine sand SP  
Groundwater @ Elev. 1.4'

LINE	BEARING	DISTANCE	CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
L 1	S 06°30'19"E	20.00'	C 1	62°03'48"	60.00'	64.99'	36.09'	61.86'	N 09°41'13"W
L 2	S 00°40'47"W	48.06'	C 2	88°09'27"	25.00'	38.47'	24.21'	34.78'	N 21°49'34"E
L 3	S 50°48'21"E	48.39'	C 3	25°28'44"	600.00'	266.83'	135.65'	264.62'	N 53°09'58"E
			C 4	52°20'00"	30.00'	27.40'	14.74'	26.46'	N 66°35'12"E
			C 5	71°24'52"	60.00'	74.79'	43.13'	70.04'	N 57°02'56"E



Lake Montauk

## COVERAGE CALCULATIONS

Existing Lot Coverage: 1.179 sq.ft. (6.27%)  
Permitted Lot Coverage: 3.759 sq.ft. (20%)  
Proposed Lot Coverage: 1.179 sq.ft. (6.27%)

Existing Total Lot Coverage: 1.995 sq.ft. (10.61%)  
Permitted Total Lot Coverage: 9.398 sq.ft. (50%)  
Proposed Total Lot Coverage: 2.346 sq.ft. (12.48%)  
\*Total Lot Coverage Includes Driveways

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

December 5, 2016: Plot proposed pool  
September 26, 2016: Plot existing sanitary system  
February 5, 2015: Stake pool envelope  
September 5, 2013: Topography & test hole  
February 6, 2013: Complete wetlands  
December 5, 2012: Partial wetlands

Surveyed: February 28, 2007  
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SASKAS  
SURVEYING