

SURVEY OF PROPERTY

SCTM No. 903-004-3-1

807p52

LOT 1

Map Of

JOSEPH GAZZA, ANTHONY F. DETROIS &
FRED B. RUCKDEACHEL

Filed April 16, 1979 as map no. 6801

Situate

INCORPORATED VILLAGE OF SAG HARBOR

Town Of Southampton

Suffolk County, New York

SCALE: 1" = 40'

AREA (To Tie Line): 32,453 sq.ft. or 0.7450 acres

AREA (To Filled Map Line): 40,008 sq.ft. or 0.9185 acres

AREA (EXCL. WETLANDS): 29,950 sq.ft. or 0.6876 acres

Certified only to:

33 Morris Cove Realty LLC
Fidelity National Title Insurance
Services, LLC

COVERAGE CALCULATIONS:

Existing Building Coverage: 1,309 sq.ft. (4.37%)
Permitted Building Coverage: 5,990 sq.ft. (20%)

Existing Total Lot Coverage: 2,825 sq.ft. (9.43%)
Permitted Total Lot Coverage: 7,487 sq.ft. (25%)

*Total Lot coverage Excludes Driveways &
At-Grade Walkways

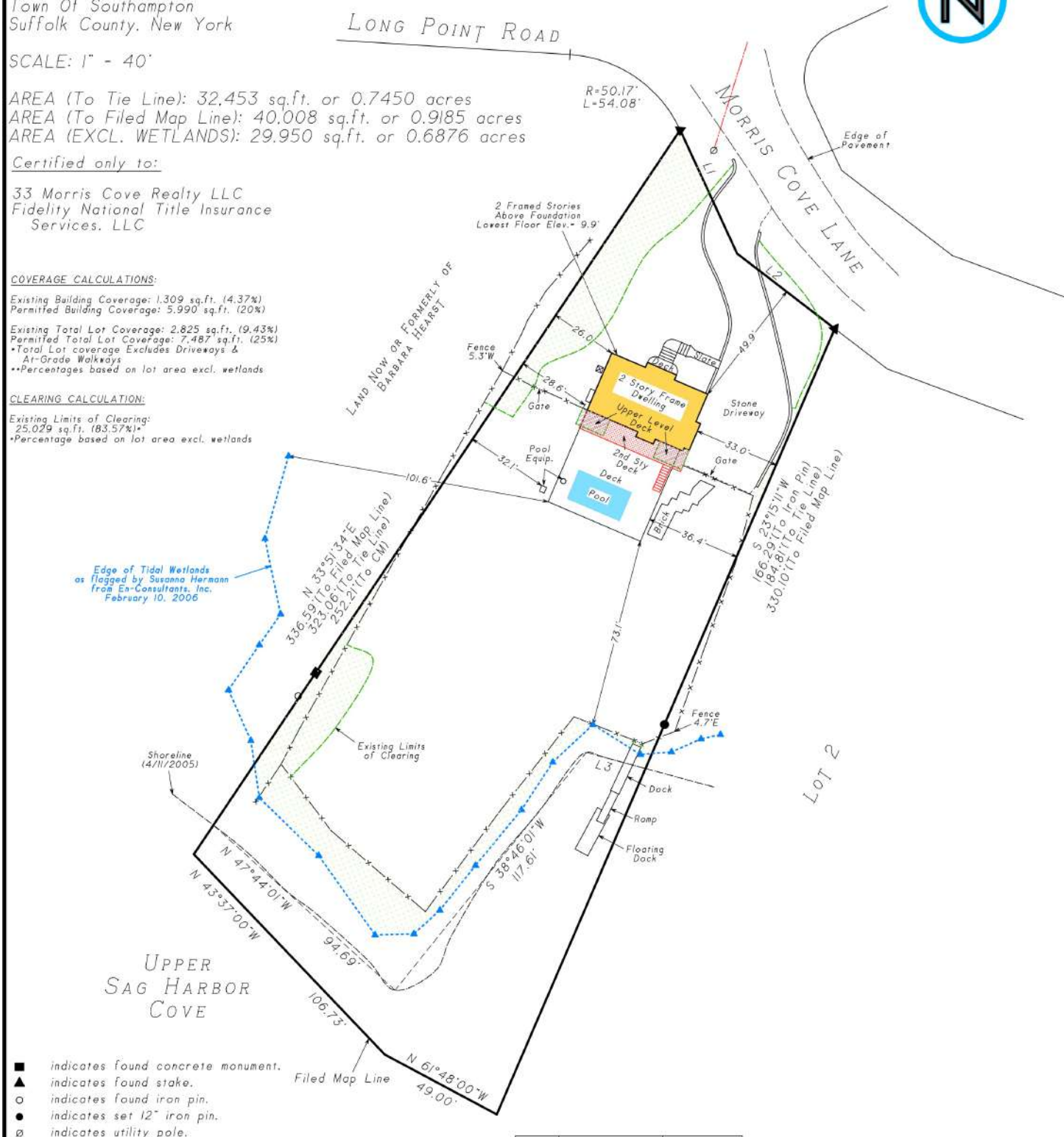
**Percentages based on lot area excl. wetlands

CLEARING CALCULATION:

Existing Limits of Clearing:

25,029 sq.ft. (83.57%)*

*Percentage based on lot area excl. wetlands



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.

LINE	BEARING	DISTANCE
L1	S 24°41'20"E	52.44'
L2	S 52°26'22"E	47.54'
L3	N 74°55'15"W	23.73'

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

August 14, 2017: Update & recertify
April 14, 2006: Existing Clearing & DEC Note
March 1, 2006: Wetlands
May 23, 2005: Update (gazebo)
May 12, 2005: Update gazebo & revise house
to 2 stories

Surveyed: April 11, 2005
David L. Saskas
N.Y.S. Lic. No. 049960

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