

SURVEY OF PROPERTY
LOTS 38-45 incl., BLOCK 15

Map of

MONTAUK VIEW

Filed June 23, 1911 as map no. 16
Situate
Town of East Hampton
Suffolk County, New York

SCALE: 1" = 30'

AREA: 17.621 sq.ft.
or 0.4045 acres

Certified only to:

Bruce Van Gorp
Van Air Homes LLC
First International Title Agency

CLEARING CALCULATION

Existing Limits of Clearing: 2,621 sq.ft. (14.87%)
Permitted Limits of Clearing: 13,216 sq.ft. (75%)
Proposed Limits of Clearing: 11,556 sq.ft. (65.58%)

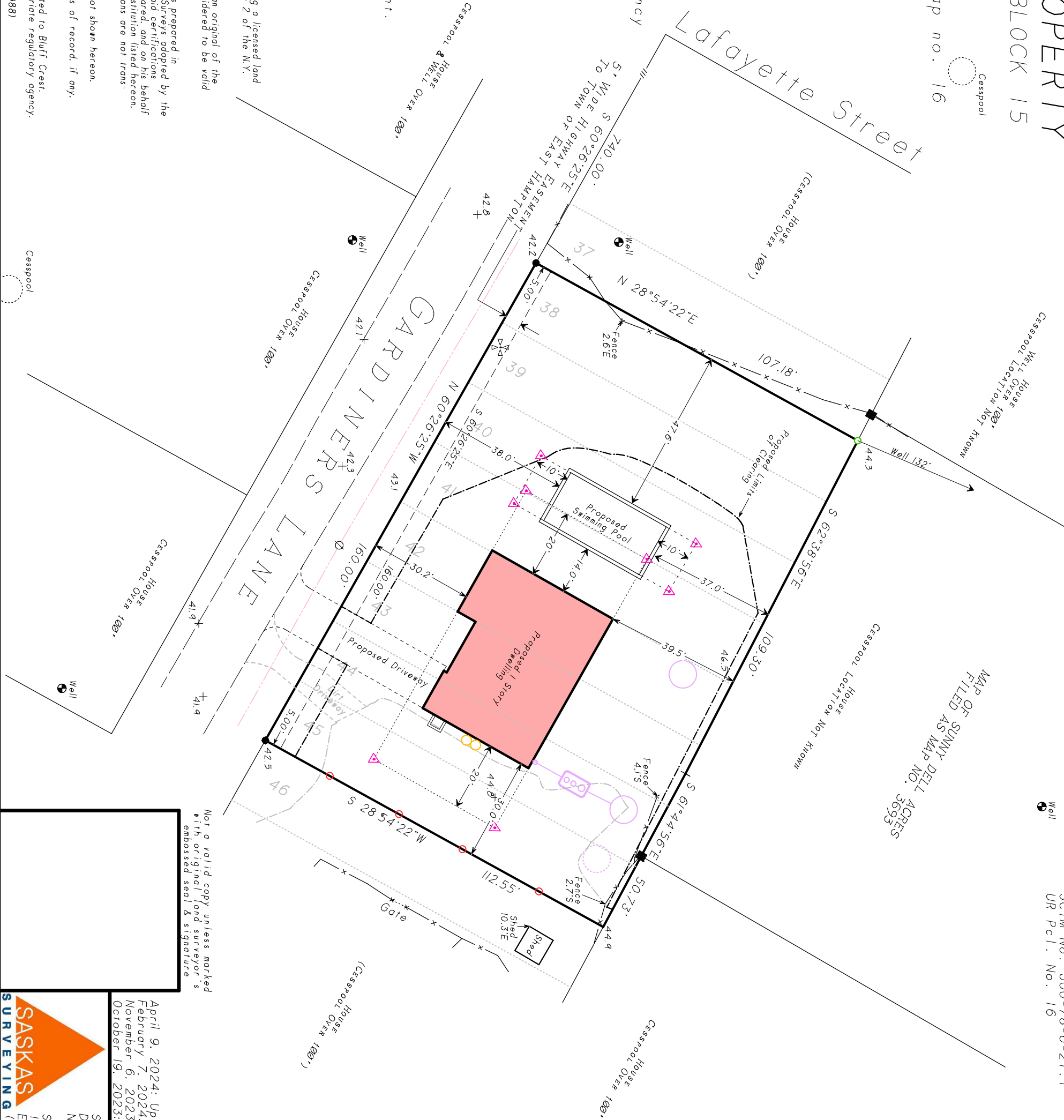
COVERAGE CALCULATIONS

Existing Building Coverage: 0 sq.ft.
Permitted Building Coverage: 3,524 sq.ft. (20%)
Proposed Building Coverage: 1,861 sq.ft. (10.56%)
Existing Total Lot Coverage: 164 sq.ft. (0.93%)
Permitted Total Lot Coverage: 3,683 sq.ft. (20.8%)
Proposed Total Lot Coverage: 2,983 sq.ft. (16.93%)
*Total Lot Coverage includes Driveways

- indicates set 12" iron pin.
- indicates found spike.
- indicates found concrete monument.
- ⊕ indicates well.
- ∅ indicates utility pole.
- ⊕ indicates test hole.
- △ indicates set stake.
- indicates set lath.

NOTES:

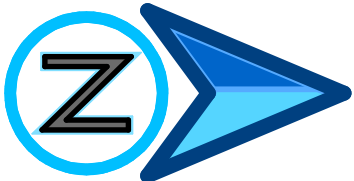
- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2 of the N.Y. State Education Law.
- Only copies from the original of this survey marked with an original of the land surveyor's embossed seal or inked seal shall 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 USC & GS datum. (NAVD 1988)



MAP OF SUNNY DELL ACRES
FILED AS MAP NO. 3693

SCTM No. 300-78-6-21.1
UR Pcl. No. 16

344p120A



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

April 9, 2024: Update tax map no.
February 7, 2024: Stake house and pool, lath PL
November 6, 2023: Site plan
October 19, 2023: Revise certifications

Surveyed: July 11, 2023
David L. Saskas
N.Y.S. Lic. No. 049960

Saskas Surveying Company, P.C.
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