

SURVEY OF PROPERTY  
PROPERTY LOCATED AT EAST HAMPTON  
BLOCK 2, LOTS 1 THRU 5 AND 36 THRU 40 & P/O BAKER AVENUE  
MAP OF MONTAUK HEIGHTS, SECTION 3  
FILED: AUGUST 3, 1911; FILE No. 11  
TOWN OF EAST HAMPTON  
SUFFOLK COUNTY, NEW YORK  
S.C.T.M. # 300-147-01-24.6  
AREA = 22,000 SF. = 0.5051 ACRES  
SCALE: 1"=30'

NOTE: THE EXISTENCE OF RIGHT OF WAYS,  
WETLANDS AND/OR EASEMENTS OF RECORD  
IF ANY, NOT SHOWN ARE NOT GUARANTEED.

COVERAGE CALCULATIONS:

LOT AREA = 22,000 SF.  
MAXIMUM BLDG COVERAGE = 4,400 SF. = 20.0%  
PROPOSED BLDG COVERAGE = 3,354 SF. = 15.25%  
MAXIMUM LOT COVERAGE = 11,000 SF. = 50.0%  
PROPOSED LOT COVERAGE = 8,433 SF. = 38.33%

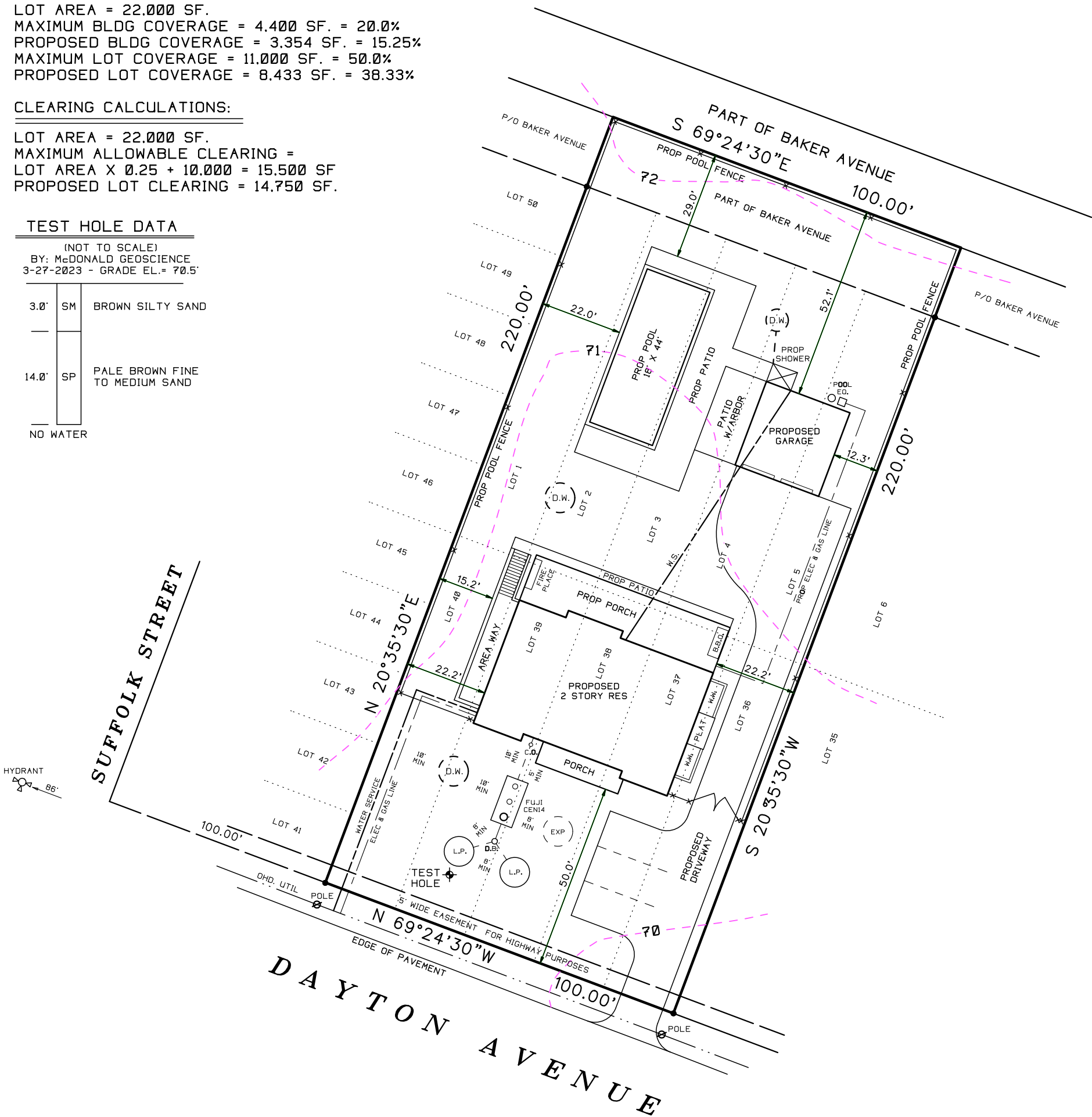
CLEARING CALCULATIONS:

LOT AREA = 22,000 SF.  
MAXIMUM ALLOWABLE CLEARING =  
LOT AREA X 0.25 + 10,000 = 15,500 SF  
PROPOSED LOT CLEARING = 14,750 SF.

TEST HOLE DATA

(NOT TO SCALE)  
BY: McDONALD GEOSCIENCE  
3-27-2023 - GRADE EL.= 70.5'

3.0'	SM	BROWN SILTY SAND
14.0'	SP	PALE BROWN FINE TO MEDIUM SAND
		NO WATER



NOTE: TOPOGRAPHIC CONTOURS RESULT FROM  
AN ACTUAL FIELD SURVEY AND REFER TO  
N.A.V.D. 1988

XX EXISTING CONTOUR

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.

ALL NATURAL FEATURES SHOWN ON SURVEY, INCLUDING BUT NOT LIMITED TO  
BLUFF CREST, CLEARING, AND WETLANDS SHOULD BE VERIFIED WITH THE  
APPROPRIATE REGULATORY AGENCY.

4377-P-B



SURVEYED BY:  
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P.O. BOX 6005  
SOUTHAMPTON, N.Y. 11969  
MARCH 2, 2023

3-31-2023: ADD SITE PLAN  
9-7-2023: STAKE POOL FOR PERMIT  
5-2-2024: REVISE SITE PLAN

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