

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP
BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF
SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE
EDUCATION LAW.
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EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS
PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY.
GUARANTEES INDICATED HEREON SHALL ONLY RUN TO THE PERSON(S) FOR WHOM THE SURVEY IS PREPARED,
AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTIONS LISTED.
GUARANTEES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

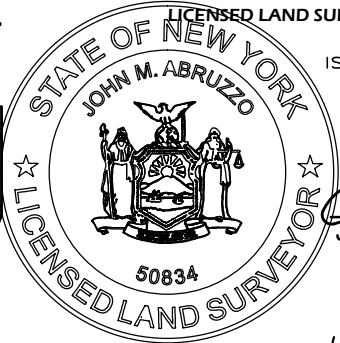
THE OFFSET DIMENSIONS SHOWN HEREON FROM STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC
PURPOSE AND ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS , POOLS, PATIOS,
PLANTING AREAS, BUILDING ADDITIONS OR ANY OTHER CONSTRUCTION.

SURVEY OF
PROPERTY
Situat e at
NORTHWEST
TOWN OF EAST HAMPTON
SUFFOLK COUNTY, NEW YORK
SCALE 1"=40' FEBRUARY 17, 2025
S.C.T.M. DIST. 300 SEC. 135 BLK. 1 LOT 31.001

CERTIFIED TO:

Efe Birkan
Judicial Title Agency
Ridgewood Savings Bank
First American Title Insurance Company

NORTHWEST TO SAG HARBOR TURNPIKE
(NOT OPEN)



JOHN M. ABRUZZO PLS.
LICENSED LAND SURVEYOR - NEW YORK AND CONNECTICUT REGISTERED
P.O. BOX 61
ISLIP TERRACE, NEW YORK 11752
PH: 516-381-1056
jmaabruzzo@optonline.net
JOHN M. ABRUZZO PLS, NY 50834
CT 70282

Job No. 25-024
Revisions: edit certs 4-2-2025

Lot Area = 68,543 sf; 1.5735 ac
Town of East Hampton Zone: A3
Building Coverage = 1970sf (2.9%)
Permitted BuildingCoverage = (30%)
Total Lot Coverage = 3921 sf (5.7%)
Permitted Total Lot Coverage = (8%)
Clearing = 12,510sf (18%)
Permitted Clearing
Harbor Protection Overlay
10,000sf (Lot Area x 12.5%) = 18,568sf

