SURVEY OF PROPERTY

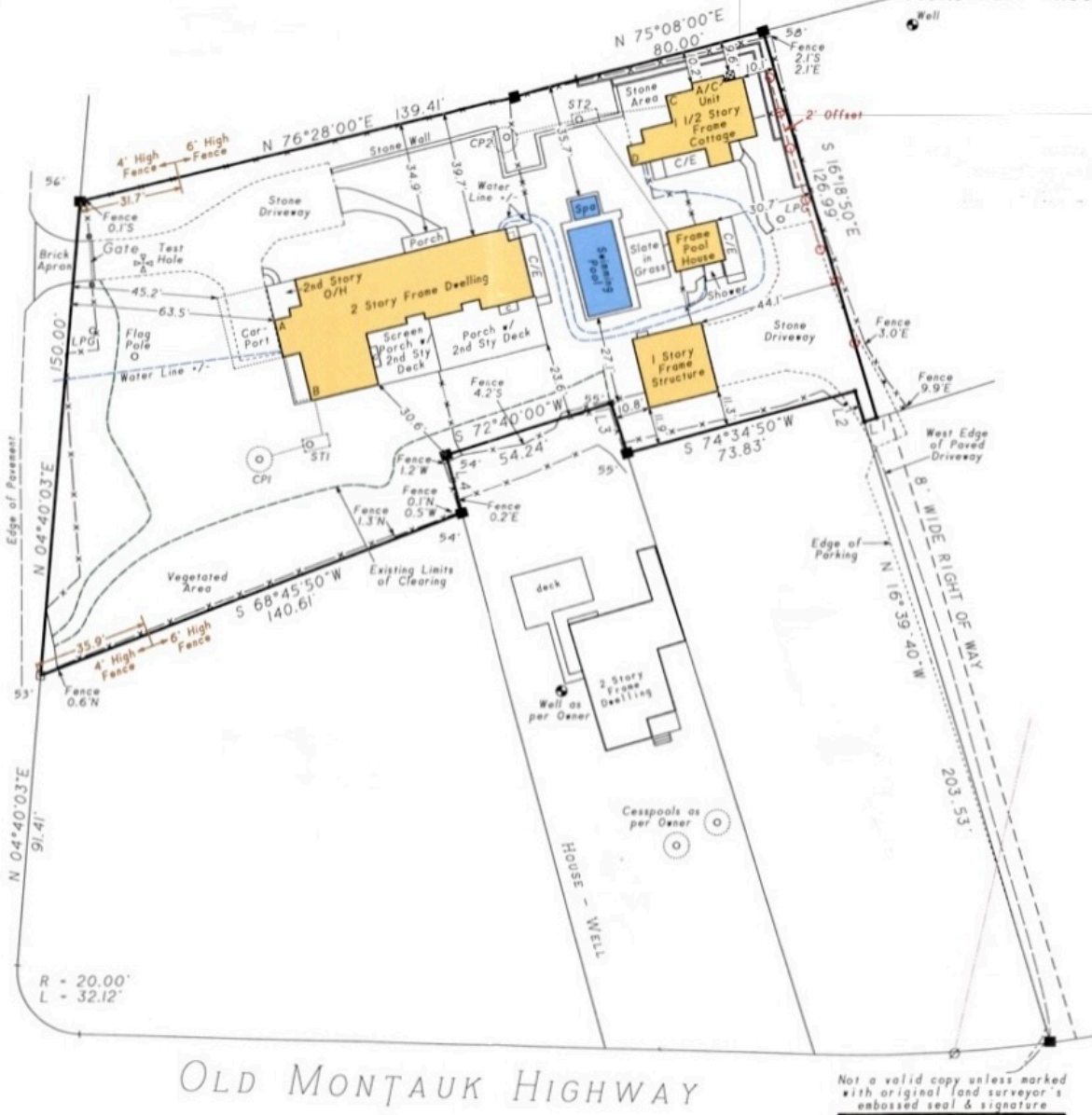
Situate
MONTAUK
Town Of East Hampton
Suffolk County, New York

SCALE: 1" = 40'

AREA: 29.679 sq.ft.
or 0.681 acres

SCTM No. 300-071-2-2
SCDHS Ref. #R03-13-0049

600p12



TIES TO SEPTIC SYSTEM

	A	B	C	D
ST1	40.7'	13.7'		
CP1	44'	24.5'		
ST2			28'	22'
CP2			51'	40'

CLEARING CALCULATION:

Existing Limits of Clearing: 22.098 sq.ft.*
Permitted Limits of Clearing: 17,419 sq.ft.
(Lot Area * 25% + 10,000 sq.ft.)
*Pre-existing, nonconforming as per TEH

COVERAGE CALCULATIONS

Existing Lot Coverage: 4,900 sq.ft. (16.51%)
Permitted Lot Coverage: 5,935 sq.ft. (20%)

Existing Total Lot Coverage: 9,691 sq.ft. (32.65%)
Permitted Total Lot Coverage: 14,839 sq.ft. (50%)
*Total Lot Coverage Includes Driveways

*Lot Coverage Calculations Not Updated.

▲ indicates set stake.
■ indicates found concrete monument.
● indicates found iron spike.
□ indicates found cedar post.
ø indicates utlity pole.

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. Elevations shown are based on assumed datum.
7. Elevations shown hereon are for purposes of compliance with the requirements of the Suffolk County Department of Health Services and should not be used for any other purposes.

TEST HOLE — Gregor Well Drilling, Inc. DATE: 1/22/2013

0' - 6'	Loam w/ sand GM
6' - 9'	Brown silt MC
9' - 30'	Brown silty sand w/ gravel SW
30' - 43'	Brown fine sand SP

LINE	BEARING	DISTANCE
L 1	S 72°31'50"W	4.00'
L 2	N 16°39'40"W	10.16'
L 3	N 17°20'00"W	16.52'
L 4	S 15°00'30"E	19.00'

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

October 8, 2019: Stake property line & measure fence
December 17, 2018: Show gate
June 5, 2018: Update
May 5, 2016: Update (gate only)
February 20, 2015: Stake pool
January 5, 2015: Revise waste pipe
December 2, 2014: Plot waste pipes
October 23, 2014: Final
September 25, 2013: Stake guest house
May 14, 2013: Stake house
February 13, 2013: Health Department
January 30, 2013: Proposed site plan
August 9, 2012: Stake north property line
December 2, 2011: Update & recertify
November 10, 2005: Update

Surveyed: September 9, 1993
David L. Saskas
N.Y.S. Lic. No. 049960

SASKAS SURVEYING
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