

# SURVEY OF PROPERTY

SCTM No. 300-113-003-24.10

213p40

LOT 5

Map of

THE RANGER ESTATE

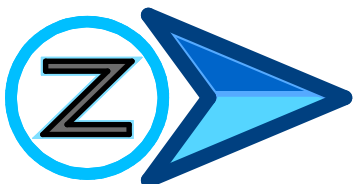
Filed June 21, 2000 as map no. 10453

Situate

NORTHWEST

Town of East Hampton

Suffolk County, New York



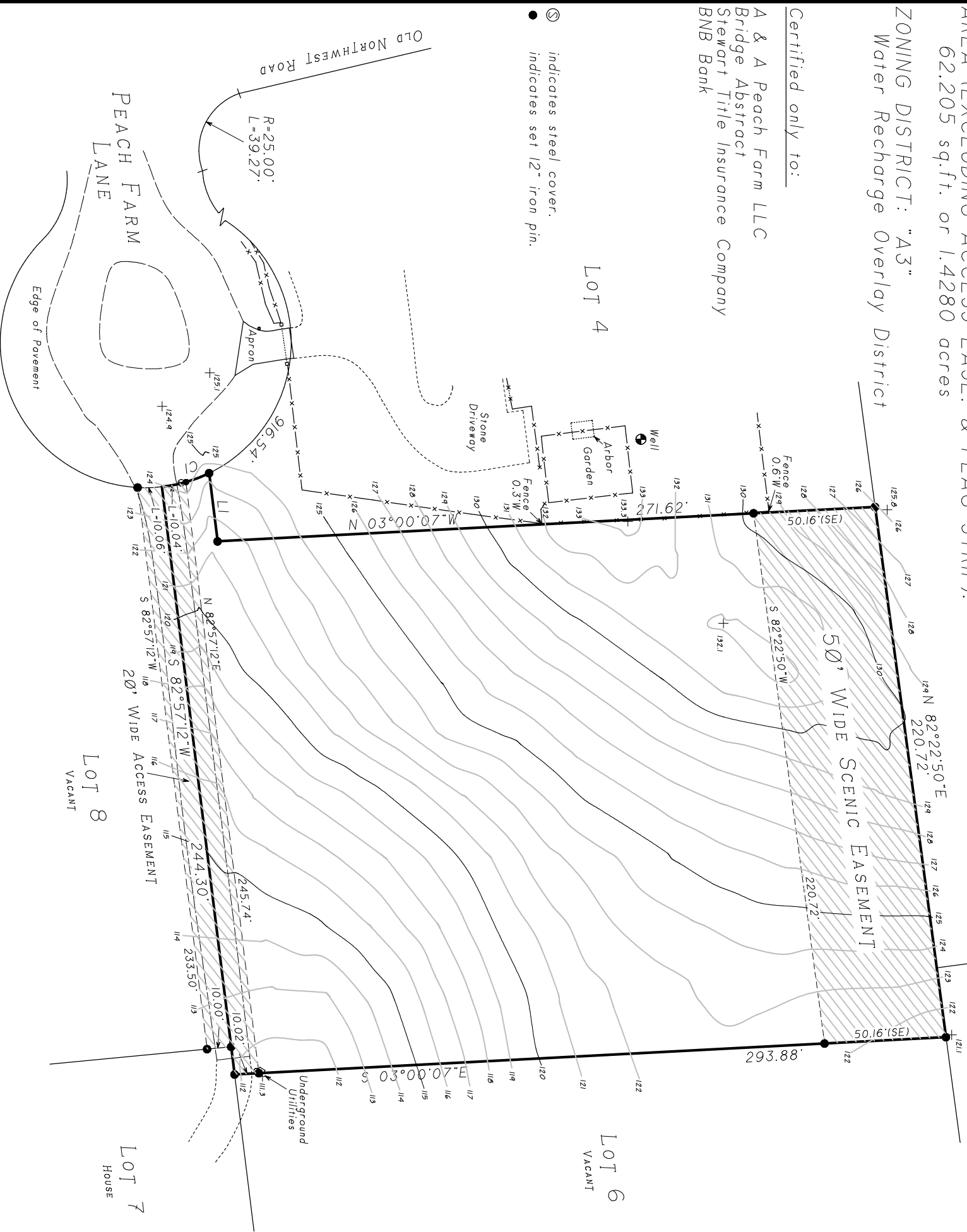
SCALE: 1" = 50'

AREA (OVERALL): 64,920 sq.ft.  
or 1.4904 acres  
AREA (EXCLUDING ACCESS EASE. & FLAG STRIP):  
62,205 sq.ft. or 1.4280 acres.

ZONING DISTRICT: "A3"  
Water Recharge Overlay District

Certified only to:

A & A Peach Farm LLC  
Bridge Abstract  
Stewart Title Insurance Company  
BNB Bank



### CLEARING CALCULATION

Existing Limits of Clearing: 0 sq.ft.  
Permitted Limits of Clearing: 17,775 sq.ft.  
-Lot Area x 12.5% + 10,000 sq.ft.

### COVERAGE CALCULATIONS

Existing Building Coverage: 0 sq.ft.  
Permitted Building Coverage: 8,399 sq.ft.

Existing Total Lot Coverage: 0 sq.ft. (0%)  
Permitted Total Lot Coverage: 24,882 sq.ft. (40%)  
\*Total Lot Coverage Includes Driveways

### NOTES:

1. 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.
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 assignee 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.
7. Elevations shown are based on USC & GS datum, (NAVD 1988)

LINE	BEARING	DISTANCE
L1	N 82°57'12"E	28.37'

CURVE	Arc	Delta Angle	Chord	Ch Bearing	Radius	Tangent
C1	20.35'	19 25' 47"	20.25'	N 16° 07' 47" W	60.00'	10.27'

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

January 28, 2020: Topography  
May 31, 2019: Update & recertify  
June 10, 2003: Survey  
May 1, 2003: Health Department

Surveyed: May 1, 2003  
David L. Saskas  
N.Y.S. Lic. No. 049960

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