

# SURVEY OF PROPERTY

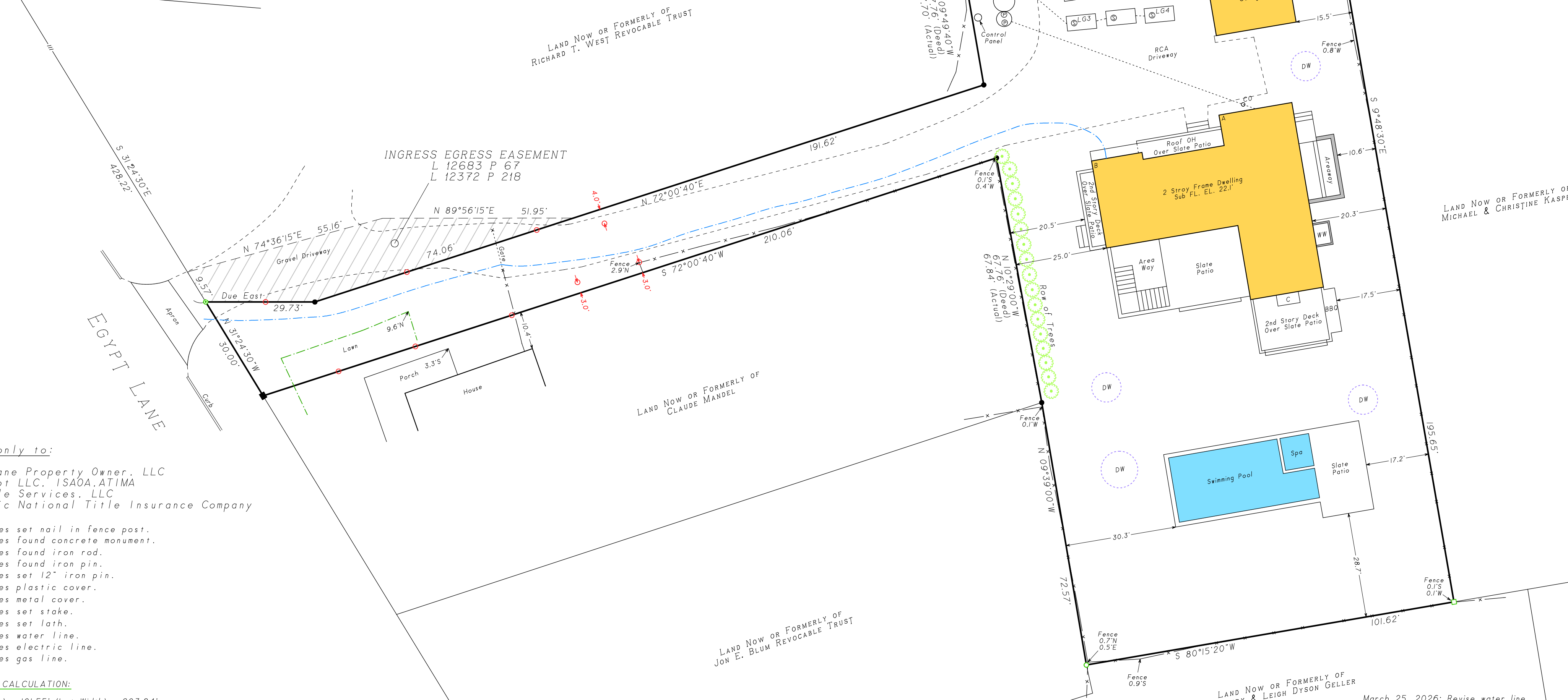
Situate  
 INCORPORATED VILLAGE OF EAST HAMPTON  
 Town Of East Hampton  
 Suffolk County, New York

SCALE: 1" = 20'

AREA: 24,399 sq. ft.  
 or 0.5601 acres



MONTAUK HIGHWAY  
 (S.R. 27)



Certified only to:  
 18 Egypt Lane Property Owner, LLC  
 USC 18 Egypt LLC, ISAQA, ATIMA  
 Empire Title Services, LLC  
 Old Republic National Title Insurance Company

- indicates set nail in fence post.
- indicates found concrete monument.
- indicates found iron rod.
- indicates found iron pin.
- indicates set 12" iron pin.
- ⊙ indicates plastic cover.
- ⊙ indicates metal cover.
- △ indicates set stake.
- indicates set lath.
- indicates water line.
- indicates electric line.
- indicates gas line.

SETBACK RELIEF CALCULATION:  
 102.29' (Lot Width) + 101.55' (Lot Width) = 203.84'  
 203.84'/2 = 101.92' (Average Lot Width)

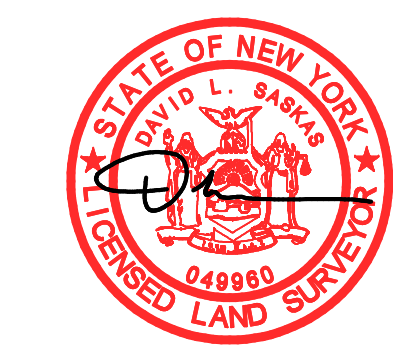
- NOTES:
- Unauthorized alteration or addition to a survey map bearing a licensed land surveyors seal is a violation of section 7209, sub-division 2 of the N.Y. State Education Law.
  - Only copies from the original of this survey marked with an original of the land surveyor's embossed seal or inked 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.
  - 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)

COVERAGE CALCULATIONS  
 Permitted: 5,379 sq.ft. (20% of Lot Area + 500 sq.ft.)  
 Existing: 4,688 sq.ft.

ACCESSORY BUILDING AREAS:  
 Permitted: 687 sq.ft. (2% of Lot Area + 200 sq.ft.)  
 Existing: 376 sq.ft.

TIES TO SEPTIC SYSTEM

	A	B
OWTS	67.0'	51.0'
DB	70.5'	57.0'
LG1	52.3'	46.1'
LG2	41.0'	51.0'
LG3	46.8'	37.9'
LG4	32.8'	43.0'



- March 25, 2026: Revise water line
- March 12, 2026: Lath property lines
- February 11, 2026: Remove "Under Construction" notation
- January 21, 2026: Final
- December 15, 2025: Plot utilities, sanitary & dry wells
- August 7, 2025: Stake pool
- June 27, 2025: Update
- May 7, 2025: Revise site plan
- February 26, 2025: Stake house, garage, set BM
- February 21, 2025: Stake certification
- February 4, 2025: Revise site plan
- January 20, 2025: Setback relief calculation
- December 23, 2024: Revise site plan
- November 13, 2024: Plot site plan
- October 24, 2024: Add certification
- October 14, 2024: Revise certification
- September 12, 2024: Update, recertify
- July 10, 2024: Building Envelopes
- November 4, 2020: Stake property lines

Surveyed: April 15, 2016  
 David L. Saskas  
 N.Y.S. Lic. No. 049960

Saskas Surveying Company, P.C.  
 124 Cedar Street  
 East Hampton, New York 11937  
 (631) 324-6917 FAX 329-4768

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