

SURVEY OF PROPERTY

LOT 1
Map Of
OFF CEDAR
Filed June 29, 1965 as map no. 4394
Situates
Town Of East Hampton
Suffolk County, New York

SCALE: 1" = 30'

AREA: 14,201 sq. ft.
or 0.3260 acres

Certified only to:
Alexander Ripps

CLEARING CALCULATION

Existing Limits of Clearing: 14,201 sq. ft. (100%)*
*Pre-existing, nonconforming as per TEH

COVERAGE CALCULATIONS

Existing Building Coverage: 1,896 sq. ft. (13.35%)
Permitted Building Coverage: 2,840 sq. ft. (20%)
Existing Total Lot Coverage: 2,799 sq. ft. (19.70%)
Permitted Total Lot Coverage: 7,100 sq. ft. (50%)
*Total Lot Coverage Includes Driveways

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. 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)

- indicates found concrete monument.
- indicates marble monument.
- indicates set 12" iron pin.
- ⊗ indicates utility pole.
- ⊙ indicates concrete cover.
- ⊕ indicates steel cover.
- - - indicates Principal Building Envelope.
- · - indicates Accessory Building Envelope.
- · · indicates Swimming Pool Envelope.

CURVE	Arc	Delta Angle	Chord	Ch Bearing	Radius	Tangent
C1	62.83'	90°00'00"	56.57'	S 72°14'10"W	40.00'	40.00'
C2	72.96'	14°47'30"	72.76'	S 19°50'25"W	282.62'	36.69'

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

DL



Surveyed: August 10, 2026
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