

SURVEY OF PROPERTY

SCTM No. 300-090-2-8.3

225p58

LOT 3
Map Of
MILE HILL ESTATES
Filed August 18, 1974 as map no. 6140
Situates
NORTHWEST
Town Of East Hampton
Suffolk County, New York

SCALE: 1" = 40'

AREA (OVERALL): 44.765 sq. ft.
or 1.0277 acres
AREA (EXCLUDING WETLANDS): 43.377 sq. ft.
or 0.9958 acres

The NYS regulated wetland boundary is equal to East Hampton Town's wetland line as shown on the survey prepared by David Saskas Surveying Co. last revised 6/15/2007 as determined by R. Marsh, D. Lewis and K. Jennings on 7/25/2007.

Certified only to:

Jonathan Howard

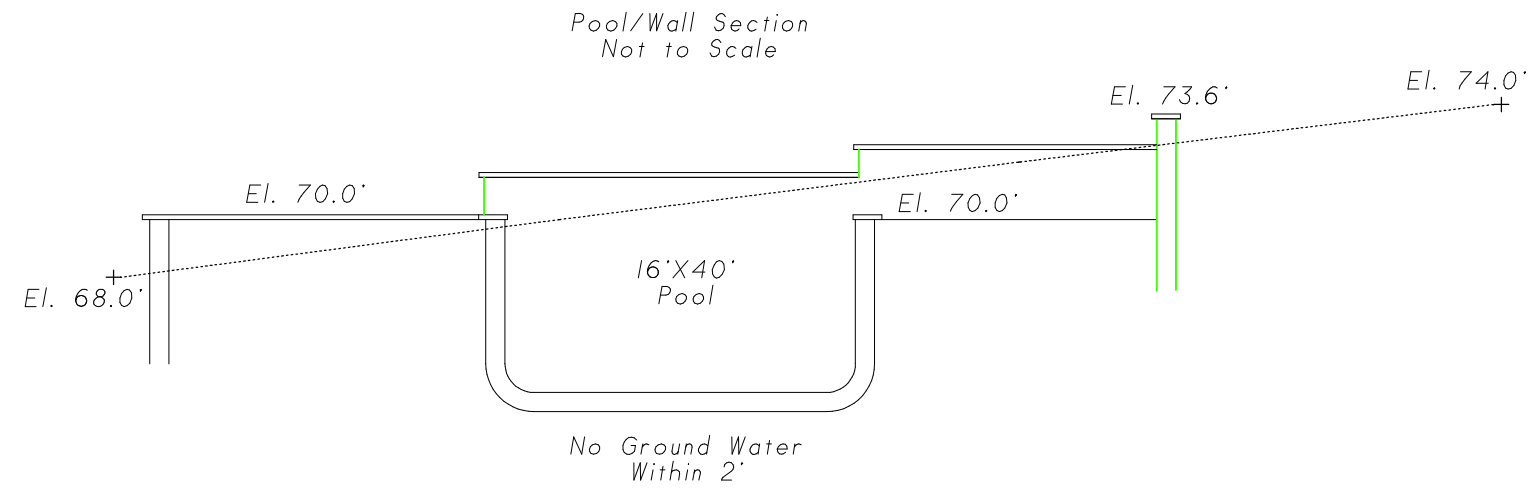
ZONING DISTRICT: "A" Zone

COVERAGE CALCULATIONS

Existing Lot Coverage: 0 sq. ft.
Permitted Lot Coverage: 6,506 sq. ft. (15%)
Proposed Lot Coverage: 1,553 sq. ft. (3.58%)
Existing Total Lot Coverage: 0 sq. ft.
Permitted Total Lot Coverage: 17,350 sq. ft. (40%)
Proposed Total Lot Coverage: 4,888 sq. ft. (11.27%)
*Total Lot Coverage Includes Driveways

CLEARING CALCULATIONS

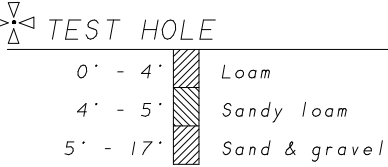
Area of lot excl. wetlands & flag = 39,199 sq. ft.
Area allowed to clear = Lot area x 0.25 = 10,000
39,199 x 0.25 = 10,000 = 19,799
Area of lot allowed to clear = 19,799 sq. ft.
Cleared area as proposed = 17,923 sq. ft.



LINE	BEARING	DISTANCE
L 1	N 58°25'16"E	28.17'
L 2	S 09°19'41"W	35.51'
L 3	S 07°27'14"E	32.07'
L 4	S 25°08'14"W	27.50'
L 5	N 54°06'08"W	10.66'

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	11°32'12"	100.00'	20.14'	10.10'	20.10'	S 70°01'22"W
C 2	77°07'10"	25.00'	33.65'	19.93'	31.17'	N 59°59'41"E
C 3	36°59'10"	150.00'	96.83'	50.17'	95.16'	N 39°55'51"E
C 4	67°58'39"	20.00'	23.73'	13.48'	22.36'	N 24°26'27"E
C 5	73°48'42"	100.00'	128.83'	75.10'	120.10'	N 27°20'54"E
C 6	32°35'28"	75.00'	42.66'	42.09'	42.09'	S 08°50'30"W
C 7	100°45'38"	75.00'	131.90'	115.54'	115.54'	S 75°31'03"W

- ⊙ indicates found iron pin.
- indicates set 12" iron pin.



- 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 (NGVD 1929).

September 9, 2014: Lath proposed house
August 15, 2008: 75' Wide Scenic Easement
September 18, 2007: Revise as per Landmarks
August 13, 2007: Add NYSDEC notes
June 15, 2007: Revise septic tank
May 23, 2007: Revise proposed pool & patio
May 7, 2007: Revise proposed deck & pool profile
March 21, 2007: Revise proposed site plan
February 16, 2007: Revise house location
February 12, 2007: Health Department & NRSP

Surveyed: February 9, 2007
David L. Saskas
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