

# SURVEY OF PROPERTY

LOTS 49 & 50

Map of

CLEARWATER BEACH

Section 1

Filed June 4, 1957 as map no. 2715

SITUATE

TOWN OF EAST HAMPTON

Suffolk County, New York

SCALE: 1" = 40'

AREA TO MEAN HIGH WATER: 39,952 sq. ft.

or 0.9172 acres

AREA TO BLUFF CREST: 26,888 sq. ft.

or 0.6173 acres

Certified only to:

Richard A. Feleppa

Sue W. Feleppa

Chicago Title Insurance Company

Chase Manhattan Funding

## Bluff Crest Symbols:

- ▲ indicates bluff crest flag as per Town of East Hampton.
- indicates bluff crest as per Saksas Surveying Co., P.C. to be verified by Town of East Hampton
- indicates found concrete monument.
- ⊙ indicates found iron pin.
- △ indicates set stake.

## NOTES:

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7205, 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. The surveyor's seal shall run only to the person for whom the survey is prepared. Certifications to the title company, governmental agency and lending institution listed herein are made on behalf of the land surveyor. 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, are not shown or 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.

## CLEARING CALCULATION:

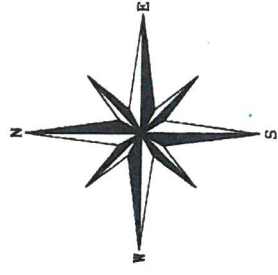
Existing Limits of Clearing: 15,438 sq. ft.  
 Permitted Limits of Clearing: 10,000 sq. ft.  
 -Property lies within the Harbor Protection Overlay district

## COVERAGE CALCULATIONS:

Existing Lot Coverage: 1,700 sq. ft. (6.32%)  
 Permitted Lot Coverage: 5,377 sq. ft. (20%)  
 Existing Total Lot Coverage: 1,962 sq. ft. (7.30%)  
 Permitted Total Lot Coverage: 13,443 sq. ft. (50%)  
 -Total Lot Coverage Includes Driveways

SCTM No. 300-024-1-4 305p58

Gardiners Bay



Pool Setbacks  
(w/o variance)

