

SURVEY OF PROPERTY

LOT 2

Map Of

GEORGICA ESTATES

Filed December 29, 1983 as map no. 7677

Situate

INCORPORATED VILLAGE OF EAST HAMPTON

Town Of East Hampton

Suffolk County, New York

SCALE: 1" = 50'

AREA: 386.861 sq.ft.

or 8.8811 acres

Certified only to:

Fortuny Estates LLC
Fidelity National Title Insurance
Company of New York, Inc.

COVERAGE CALCULATIONS

Permitted: 45,186 sq.ft. (10% of Lot Area + 6,500 sq.ft.)
Existing: 24,024 sq.ft.

ACCESSORY BUILDING AREAS:

Permitted: 2,934 sq.ft. (10.5% of Lot Area + 1,000 sq.ft.)
Existing: 2,750 sq.ft.

TIES TO SEPTIC SYSTEM

	A	B	C	D
ST	27'	12.5'		
1	42.5'	16.5'		
2	34.5'	25'		
ST2			20'	34'
3			32'	45'
4			39'	31'

- indicates found marble monument.
- indicates found concrete monument.
- ⊙ indicates found iron pin.
- indicates set 12" iron pin.
- ⊙ indicates water meter.

NOTES:

- 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.
- 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 assumed datum.
- Elevations shown hereon are for purposes of compliance with the requirements of the Suffolk County Department of Health Services and should not be used for any other purposes.

September 4, 2015: Update
August 4, 2015: Update deck
August 3, 2015: Revise cesspool no. 2's location
November 4, 2014: Update
July 29, 2014: Revise septic ties
July 18, 2014: Revise septic ties
June 16, 2014: Final
September 23, 2013: Revise Access Easement
November 30, 2011: Sheds removed
November 22, 2011: Health Department
October 28, 2011: Proposed additions

Surveyed: December 13, 2006
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Saskas Surveying Company, P.C.
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East Hampton, New York 11937
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Lot 1
Vacant



Montauk Highway
(NYS Rt. 27)