

SURVEY OF PROPERTY

Situate
THREE MILE HARBOR
Town Of East Hampton
Suffolk County, New York

SCALE: 1" = 40'

AREA TO TIE LINE: 29.272 sq.ft.
or 0.6720 acres

AREA EXCLUDING WETLANDS: 20.224 sq.ft.
or 0.4643 acres

ZONING DISTRICT: "A" ZONE
Harbor Protection Overlay District

Certified only to:
Frances Mitchell

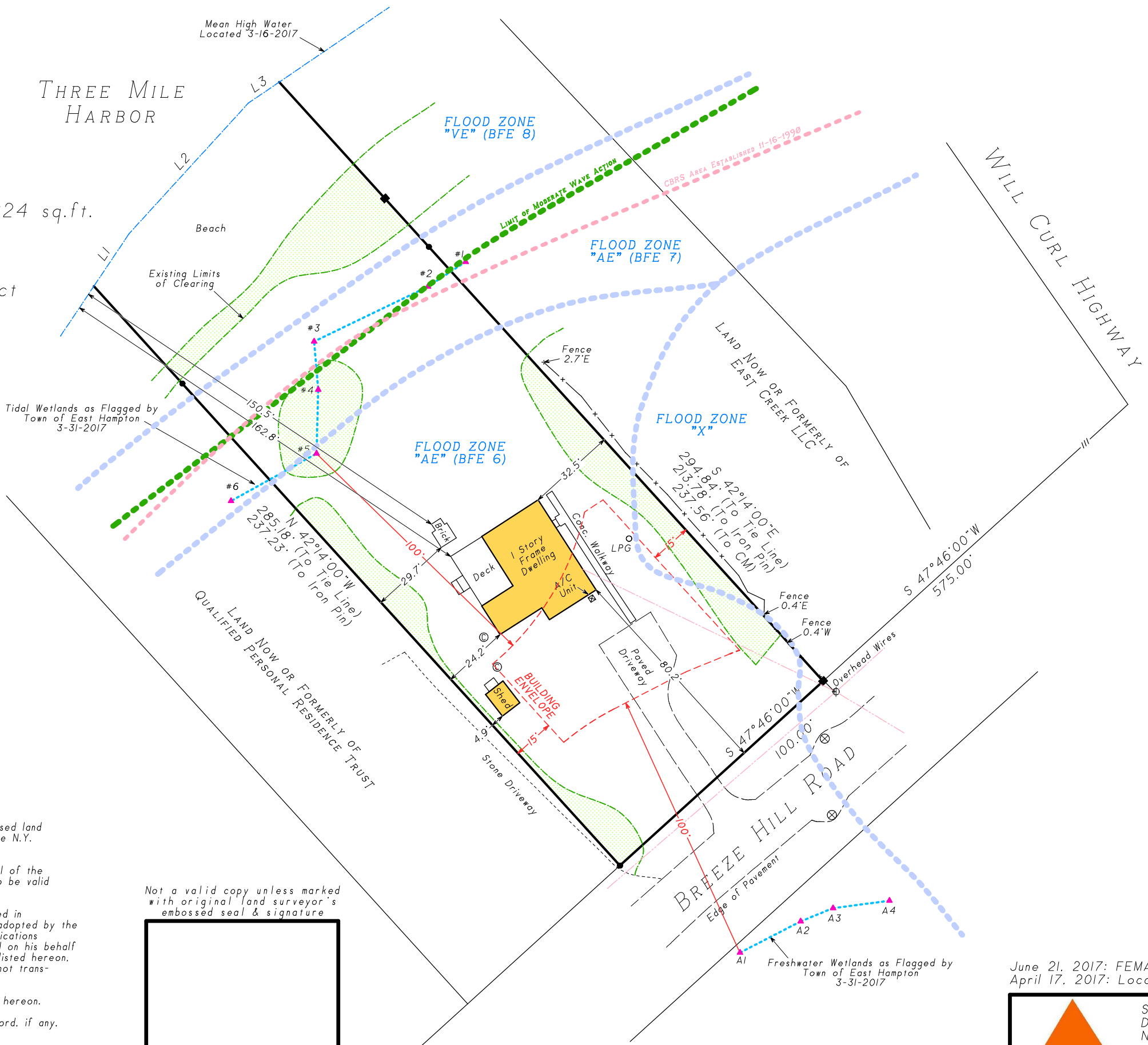
LINE	BEARING	DISTANCE
L1	N 33°49'49"E	23.10'
L2	N 42°24'53"E	64.32'
L3	N 55°45'45"E	13.67'

CLEARING CALCULATION
Existing Limits of Clearing: 16,914 sq.ft.
Permitted Limits of Clearing: 10,000 sq.ft.

COVERAGE CALCULATIONS
Existing Lot Coverage: 1,184 sq.ft. (5.85%)
Permitted Lot Coverage: 4,044 sq.ft. (20%)
Existing Total Lot Coverage: 2,628 sq.ft. (12.99%)
Permitted Total Lot Coverage: 10,112 sq.ft. (50%)
*Total Lot Coverage Includes Driveways


- indicates found fence post.
- indicates found concrete monument.
- indicates set 12" iron pin.
- ⊙ indicates found 12" iron pin.
- ⊘ indicates utility pole.
- ⊙ indicates concrete cover.
- ⊗ indicates catch basin.

- 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. Flood zone information taken from FIRM (Flood Insurance Rate Map) #36103C0218H dated September 25, 2009.



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

June 21, 2017: FEMA flood zone info
April 17, 2017: Locate concrete monument



Surveyed: March 16, 2017
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