



**BUILDING DEPARTMENT
TOWN OF EAST HAMPTON**

**300 Pantigo Place - Suite 104
East Hampton, New York 11937**

CERTIFICATE OF OCCUPANCY

Certificate Number : 37036

Fee :

(B.P. 68533, 68743)

Issue Date : 07/30/2021

This certifies that the structure located at 44 HARDING RD

Tax Map : 472489 068.000-0004-002.000 0000

Hamlet : Montauk

URP :

Map : 1318

Block :

Lot :1583-1587

**As show on a survey dated 07/13/2021 prepared by SASKAS SURVEYING COMPANY P.C
conforms substantially to all of the requirements of the applicable provisions of the law, at time
of construction.**

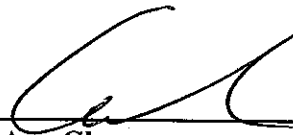
The occupancy for which this certificate is issued is:

**288 SQ. FT. GUNITE SWIMMING POOL WITH PROPER FENCING AND DRYWELL, 500 SQ. FT. DECK, 700 SQ. FT.
SECOND FLOOR DECK AND 400 SQ. FT. POOL DECK TO SINGLE FAMILY RESIDENCE.**

The certificate is issued to :

**LAUREN SCHWED TRUSTEE
DAVID SCHWED TRUSTEE**

owner of the aforesaid structure.



**Ann Glennon,
Principal Building Inspector**

SURVEY OF PROPERTY

SCTM No. 300-068-004-002

609p146

LOTS 1583-1587 incl.

Map Of
MONTAUK BEACH

Hither Hills Section 3
Filed August 22, 1940 as map no. 1318
Situate
MONTAUK
Town Of East Hampton
Suffolk County, New York

SCALE: 1" = 30'

AREA: 12,500 sq.ft.
or 0.2870 acres

Certified only to:

David Schwed

CLEARING CALCULATION

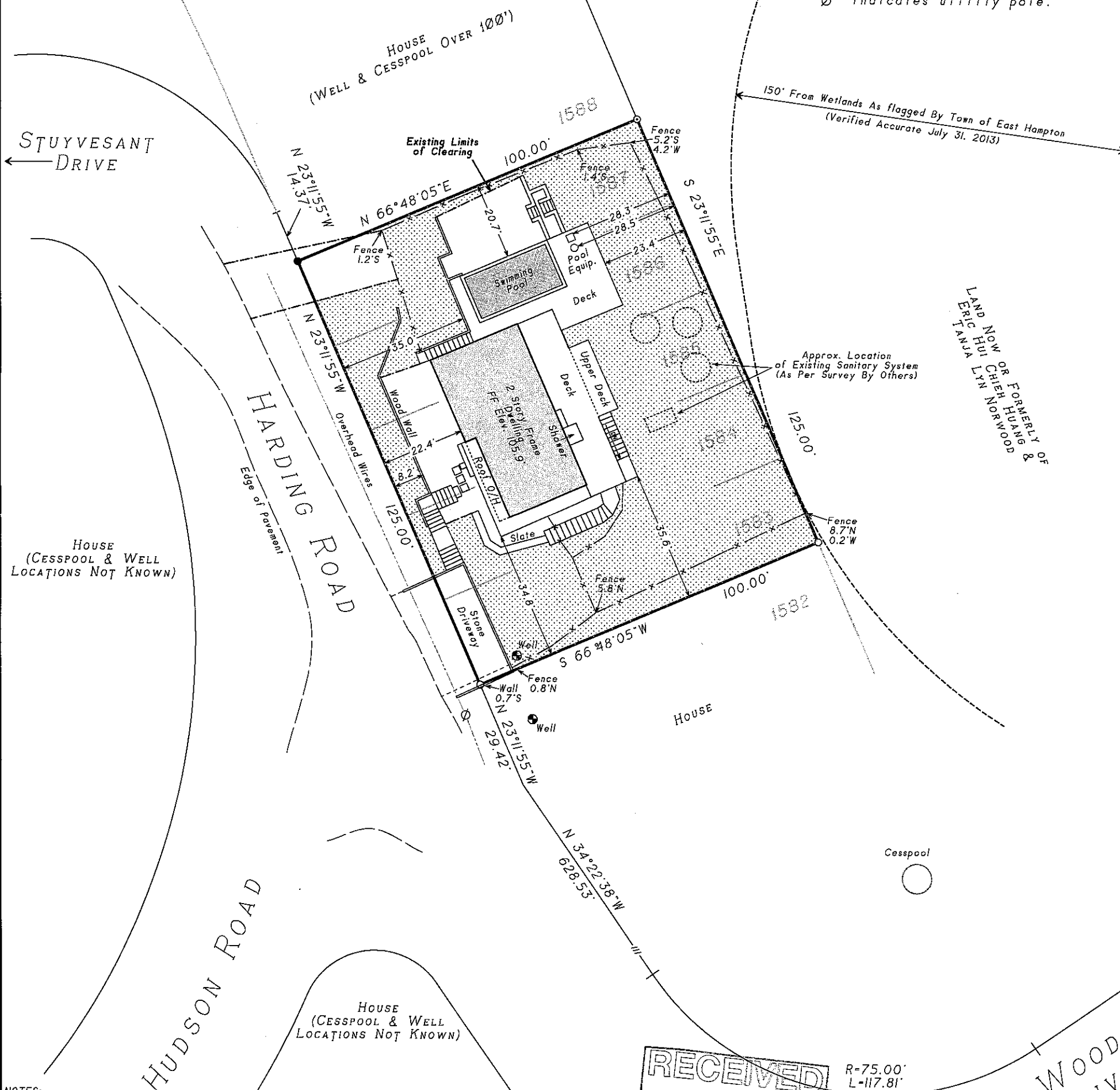
Existing Limits of Clearing: 5,163 sq.ft.
Permitted Limits of Clearing: 10,999 sq.ft.

COVERAGE CALCULATIONS

Existing Building Coverage: 1,868 sq.ft. (14.94%)
Permitted Building Coverage: 2,500 sq.ft. (20%)
Existing Total Lot Coverage: 3,687 sq.ft. (29.50%)
Permitted Total Lot Coverage: 6,250 sq.ft. (50%)
*Total Lot Coverage Includes Driveways



- ⊙ indicates set iron spike.
- indicates iron rod.
- indicates set 12" iron pin.
- ∅ indicates utility pole.



- 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)

RECEIVED
JUL 16 2021
Town of East Hampton
Building Department

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

DS

July 13, 2021: Update
March 2, 2020: Final
October 3, 2019: Stake proposed pool

Surveyed: July 3, 2019
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

