

8 & 10 ON THE BLUFF

SAG HARBOR







FEATURES & AMENITIES

8 & 10 ON THE BLUFF, SAG HARBOR, NY 11932

PROPERTY OVERVIEW

- 4 Waterfront Acres on Peconic Bay
- Dual-parcel Offering
- Two Contiguous Lots
- 322' of Private Water Frontage
- Breathtaking Views from Dramatic Coastal Bluffs
- Elevated Setting
- Near the Shelter Island Ferry and Sag Harbor Village

8 ON THE BLUFF

SCTM #: 0901-002.00-04.00-065.000

- 2± Acre Lot
- 169' Water Frontage
- Room for House, Pool, Tennis

10 ON THE BLUFF

SCTM #: 0901-002.00-04.00-066.000

- 1.93± Acre Lot
- 153' Water Frontage
- Room for House, Pool, Tennis

*All details are believed to be accurate, however are subject to change.

















ARCHITECTURAL RENDERING
8 ON THE BLUFF

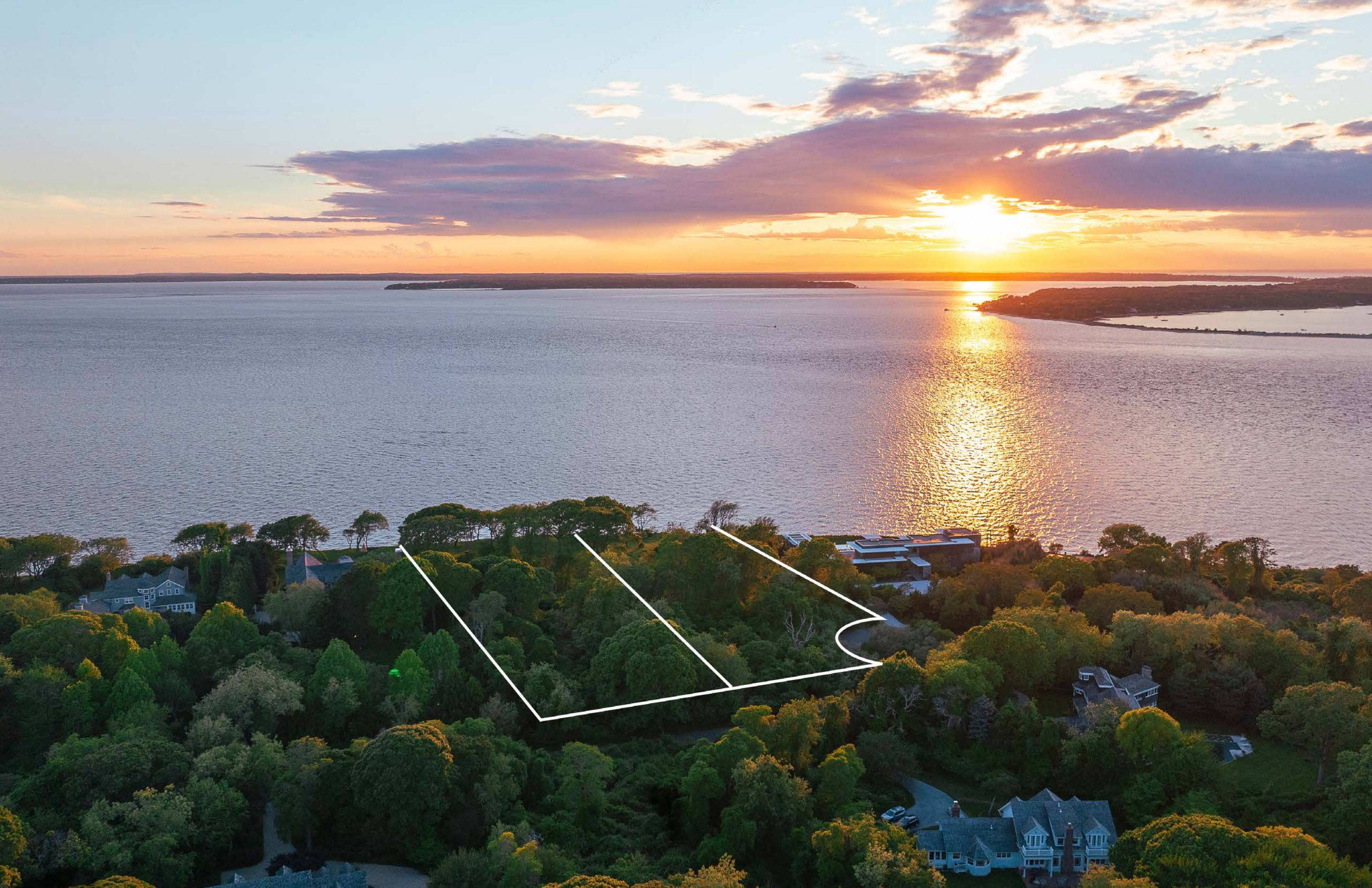












SURVEY: 8 ON THE BLUFF

SURVEY OF PROPERTY

LOT 81

Map Of

NORTH HAVEN HILLS

Filed May 14, 1980 as map no. 6901

Situate

INCORPORATED VILLAGE OF NORTH HAVEN

Town Of Southampton

Suffolk County, New York

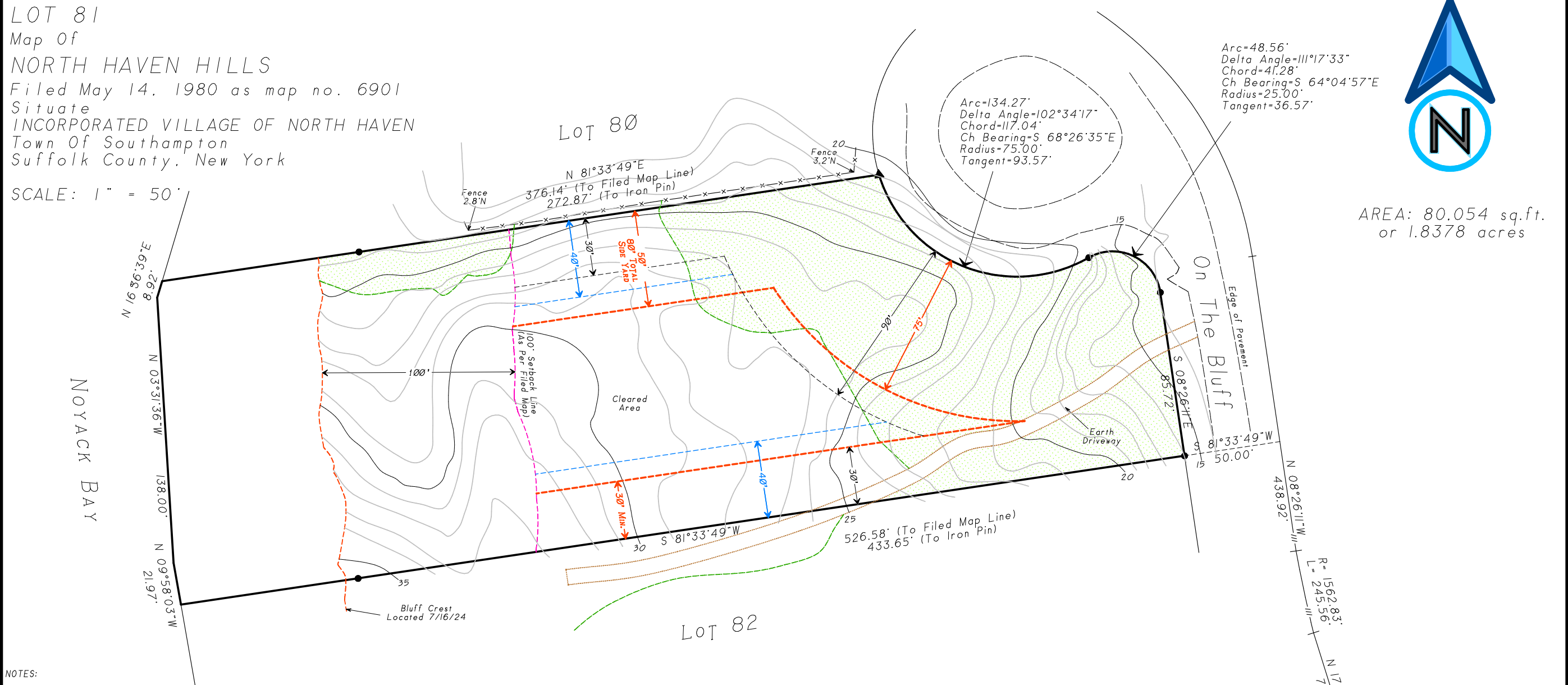
SCALE: 1" = 50'

SCTM No. 901-002-4-65

813p114



AREA: 80.054 sq.ft.
or 1.8378 acres



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 approximate USC & GS datum. (NGVD 1929)
8. 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.

Certified only to:

David Jannetti
Stewart Title Insurance Company

COVERAGE CALCULATION

Existing Lot Coverage: 0 sq.ft. (0%)
Permitted Lot Coverage: 12,008 sq.ft. (15%)

CLEARING CALCULATION

Existing Limits of Clearing: 39,501 sq.ft.
Permitted Limits of Clearing: 30,000 sq.ft.

- indicates found iron pin.
- indicates set 12" iron pin.
- indicates Principal Building Envelope.
- indicates Accessory Building Envelope.
- indicates Swimming Pool Envelope.

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

Revisions:
August 12, 2024: Envelopes
July 15, 2024: Update



Surveyed: October 29, 2013
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

SURVEY: 10 ON THE BLUFF

SURVEY OF PROPERTY

LOT 82

Map Of

NORTH HAVEN HILLS

Filed May 14, 1980 as map no. 6901

Situate

INCORPORATED VILLAGE OF NORTH HAVEN

Town Of Southampton

Suffolk County, New York

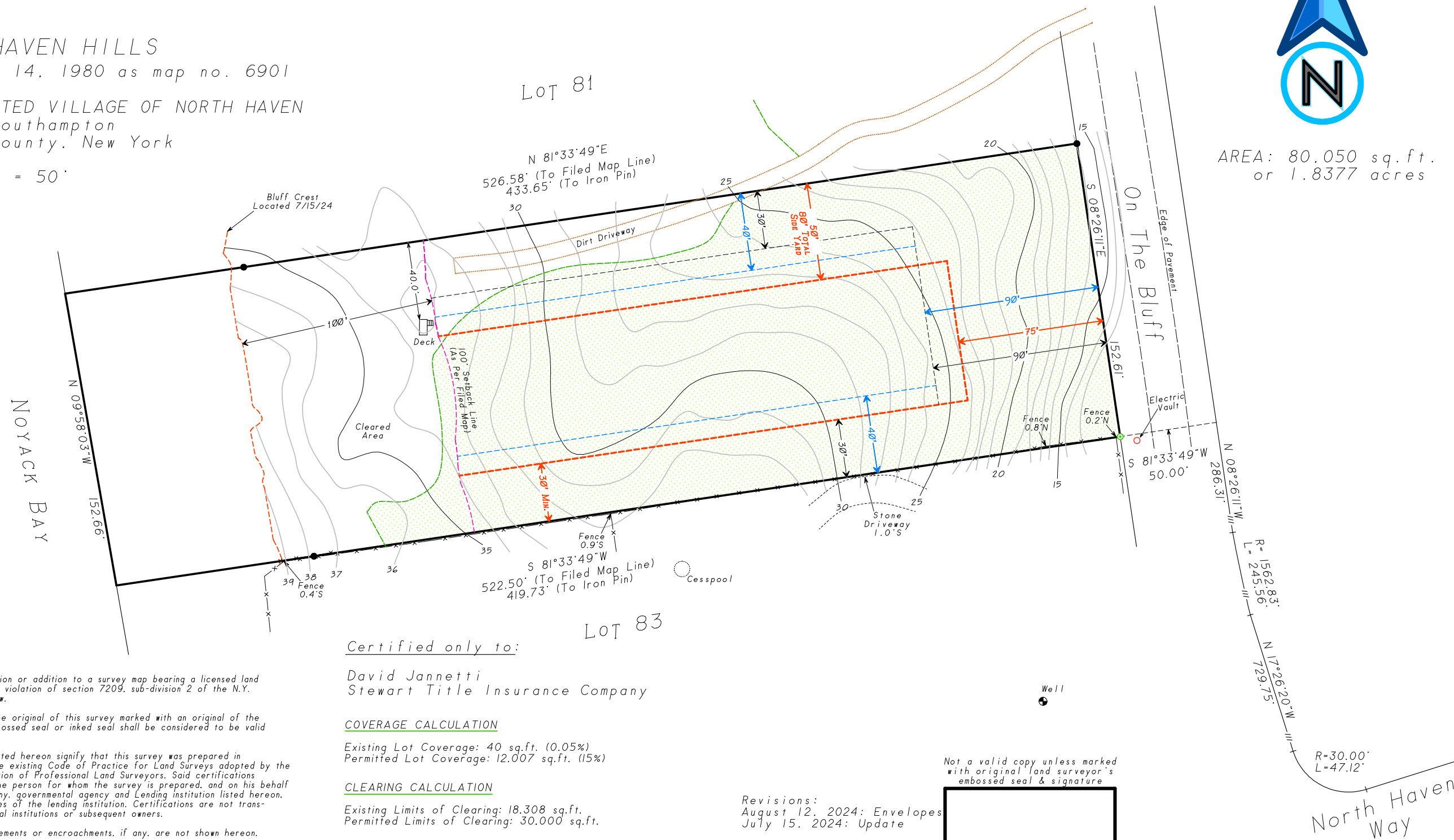
SCALE: 1" = 50'

SCTM No. 901-002-4-66

813p118



AREA: 80.050 sq. ft.
or 1.8377 acres



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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 approximate USC & GS datum. (NGVD 1929)
8. 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.

Certified only to:

David Jannetti
Stewart Title Insurance Company

COVERAGE CALCULATION

Existing Lot Coverage: 40 sq.ft. (0.05%)
Permitted Lot Coverage: 12,007 sq.ft. (15%)

CLEARING CALCULATION

Existing Limits of Clearing: 18,308 sq.ft.
Permitted Limits of Clearing: 30,000 sq.ft.

- indicates found iron pin.
- indicates set 12" iron pin.
- - - indicates Principal Building Envelope.
- - - - - indicates Accessory Building Envelope.
- - - - - indicates Swimming Pool Envelope.

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