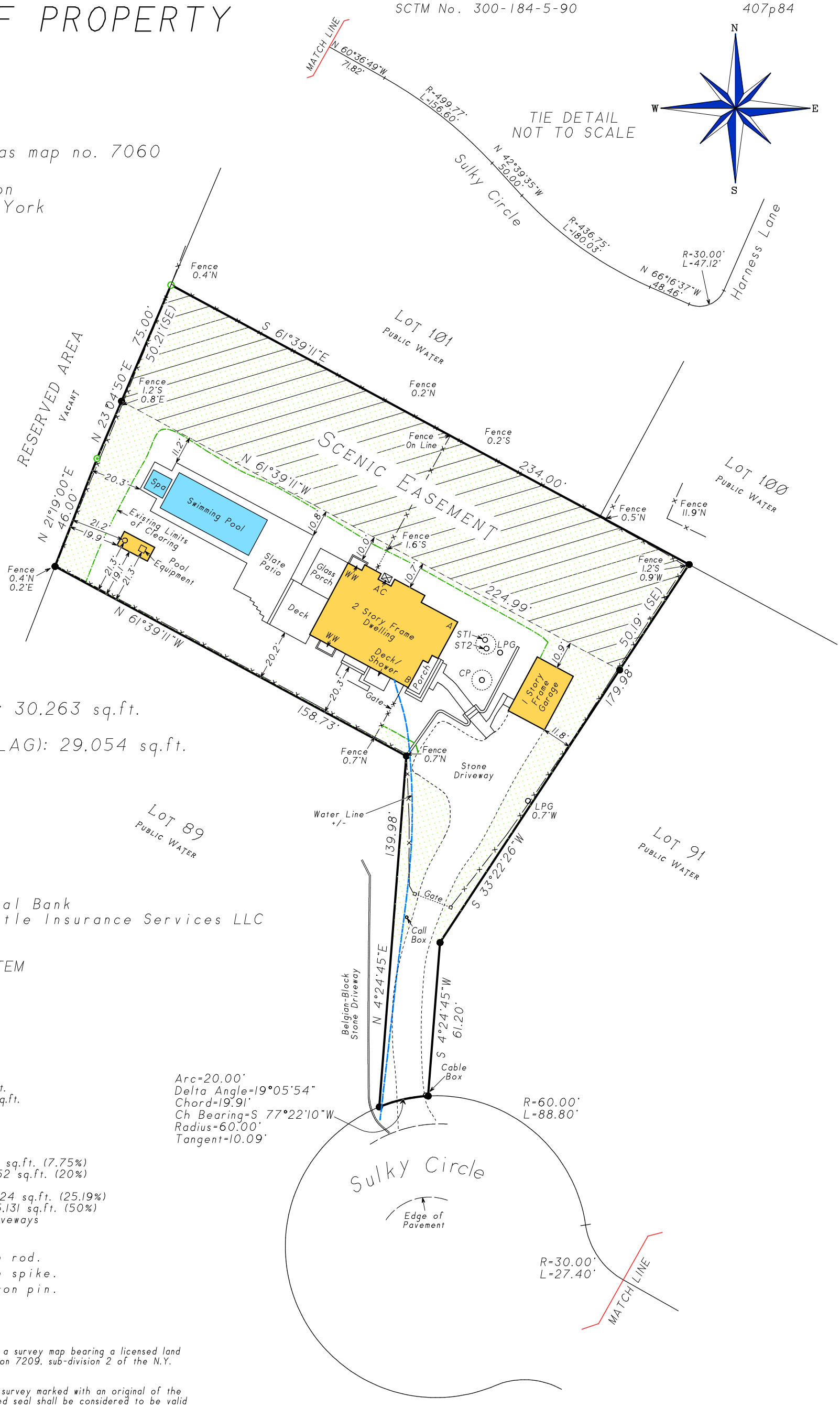
SURVEY OF PROPERTY

SCTM No. 300-184-5-90 407p84

LOT 90
Map Of
HANSOM HILLS
Section Four
Filed April 15, 1982 as map no. 7060
Situate
Town Of East Hampton
Suffolk County, New York

SCALE: 1" = 40'



OVERALL LOT AREA: 30,263 sq.ft.
or 0.6948 acres
LOT AREA (EXCL. FLAG): 29,054 sq.ft.
or 0.6670 acres

Certified only to:

Ronald D Angelo
Scott Newman
Bridgehampton National Bank
Fidelity National Title Insurance Services LLC

TIES TO SEPTIC SYSTEM

	A	B
ST1	13'	36'
ST2	15.6'	34.8'
CP	25'	29.5'

CLEARING CALCULATION:

Existing Limits of Clearing: 14,316 sq.ft.
Permitted Limits of Clearing: 17,263 sq.ft.
(Lot Area * 25% + 10,000 sq.ft.)

COVERAGE CALCULATIONS

Existing Building Coverage: 2,345 sq.ft. (7.75%)
Permitted Building Coverage: 6,052 sq.ft. (20%)

Existing Total Lot Coverage: 7,624 sq.ft. (25.19%)
Permitted Total Lot Coverage: 15,131 sq.ft. (50%)
*Total Lot Coverage Includes Driveways

○ indicates found iron rod.
◎ indicates found iron spike.
● indicates set 12" iron pin.

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 assumed datum.
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.

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

September 4, 2025: Update
May 6, 2025: Update
August 28, 2013: Re-certify survey
July 26, 2013: Final
March 15, 2013: Stake pool & pool equipment
December 1, 2012: Survey, stake house, pool & garage
November 12, 2012: Health Department

SASKAS SURVEYING

Prepared: November 12, 2012
David L. Saskas
N.Y.S. Lic. No. 049960

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