

SURVEY OF PROPERTY

SCTM No. 300-094-001-12

342p126

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

LINE	BEARING	DISTANCE
L1	N 43°28'15"E	52.65'
L2	N 48°53'54"E	66.23'
L3	N 41°25'55"E	13.87'



SCALE: 1" = 30'

AREA TO TIE LINE: 25,956 sq. ft.

or 0.5959 acres

AREA AS PER TEH (Excludes land seaward of Bluff Crest): 23,459 sq. ft.

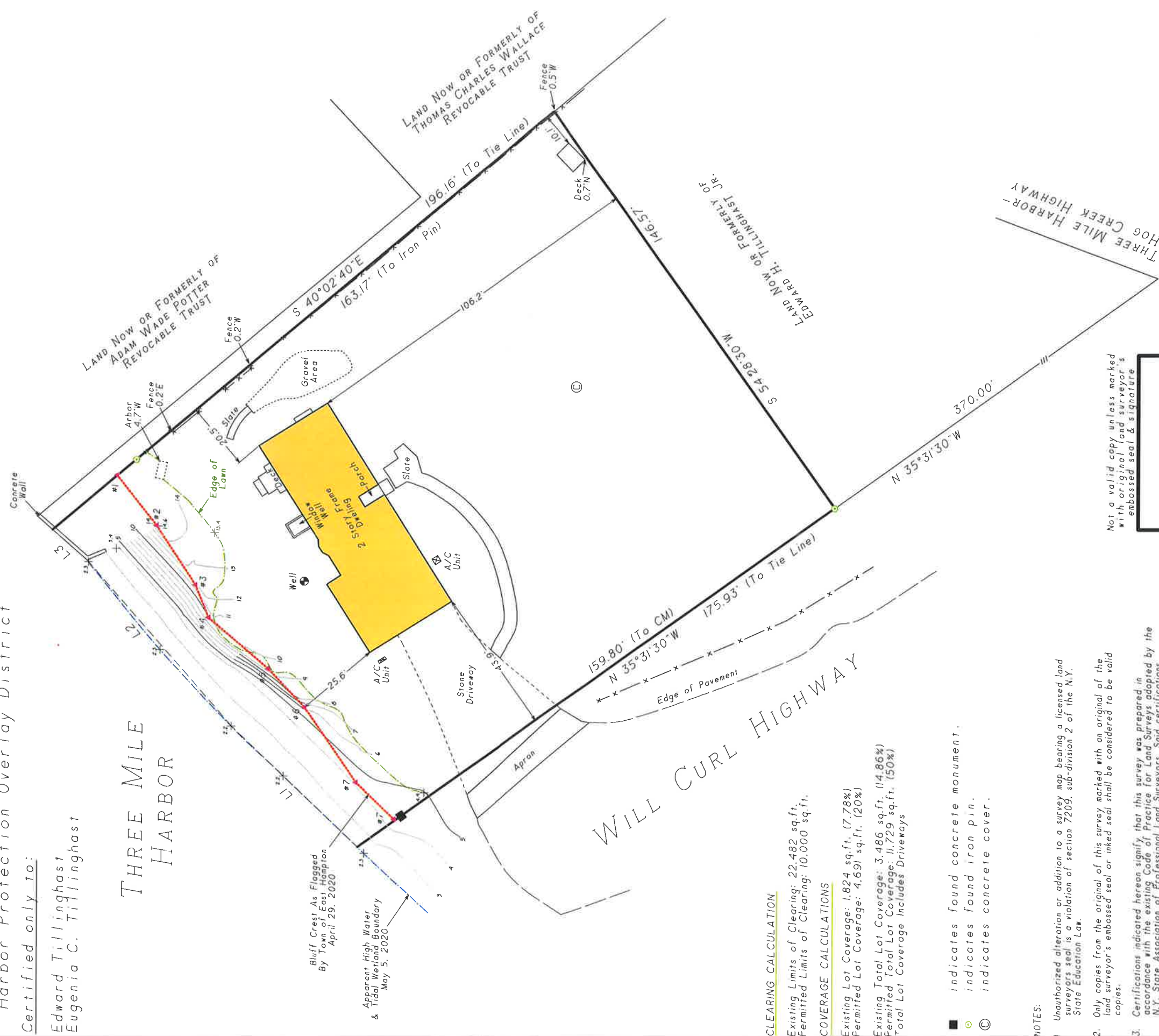
or 0.5385 acres

ZONING DISTRICT: "A" Zone
Harbor Protection Overlay District

Certified only to:

Edward Tillinghast
Eugenia C. Tillinghast

THREE MILE HARBOR



CLEARING CALCULATION

Existing Limits of Clearing: 22,482 sq.ft.
Permitted Limits of Clearing: 10,000 sq.ft.

COVERAGE CALCULATIONS

Existing Lot Coverage: 1,824 sq.ft. (7.78%)
Permitted Lot Coverage: 4,691 sq.ft. (20%)
Existing Total Lot Coverage: 3,486 sq.ft. (14.86%)
Permitted Total Lot Coverage: 11,729 sq.ft. (50%)
Total Lot Coverage Includes Driveways

- indicates found concrete monument.
- indicates found iron pin.
- ⊙ indicates concrete cover.

NOTES:

1. 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.
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)

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

Surveyed: May 5, 2020
David L. Saskas
N.Y.S. Lic. No. 049960

Saskas Surveying Company, P.C.
124 Cedar Street
East Hampton, New York 11937
FAX 329-4768





SURVEY OF PROPERTY

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

SCALE: 1" = 30'

AREA: 16,238 sq.ft.
or 0.3728 acres

Certified only to:

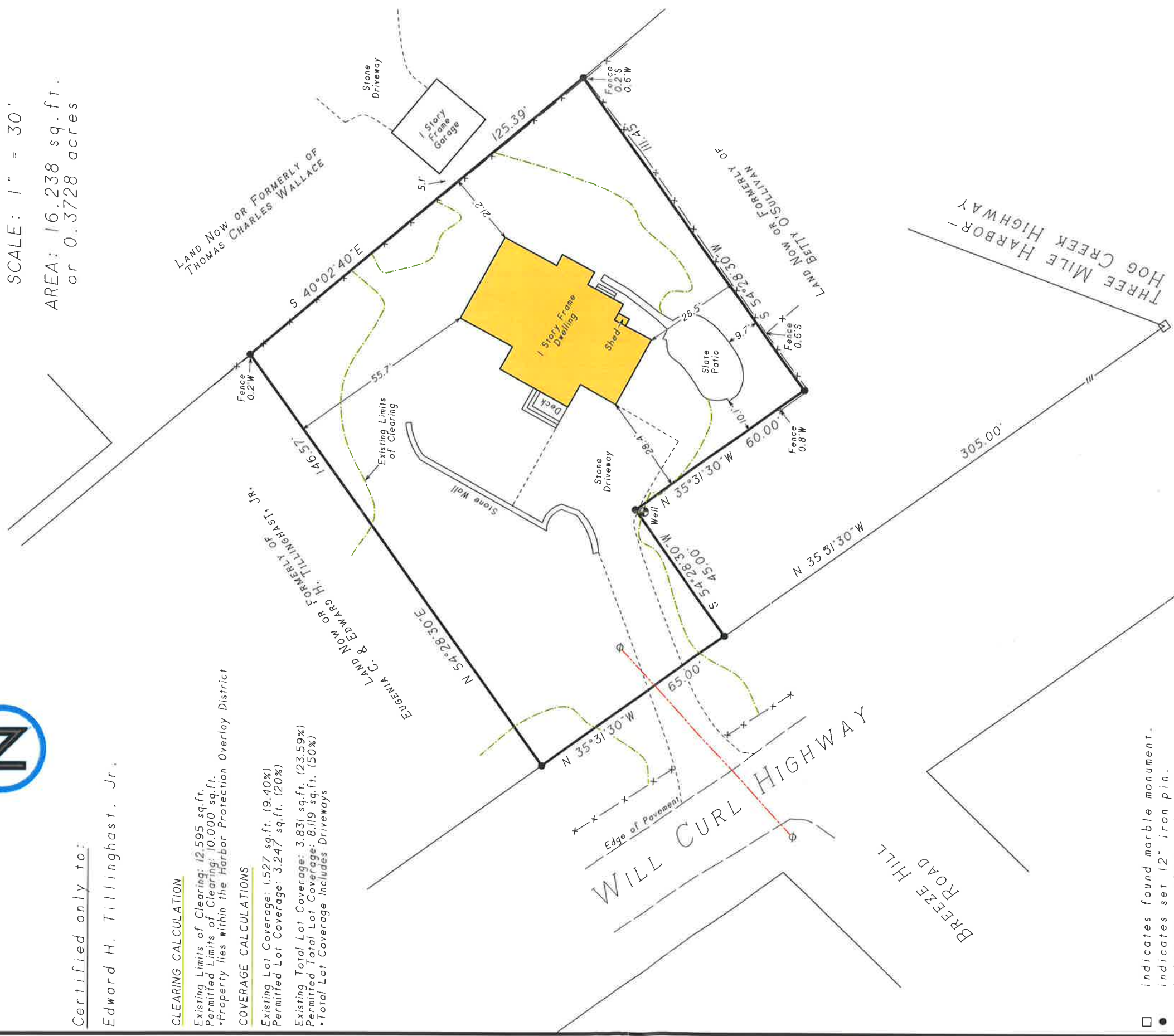
Edward H. Tillinghast, Jr.

CLEARING CALCULATION

Existing Limits of Clearing: 12,595 sq.ft.
Permitted Limits of Clearing: 10,000 sq.ft.
*Property lies within the Harbor Protection Overlay District

COVERAGE CALCULATIONS

Existing Lot Coverage: 1,527 sq.ft. (9.40%)
Permitted Lot Coverage: 3,247 sq.ft. (20%)
Existing Total Lot Coverage: 3,831 sq.ft. (23.59%)
Permitted Total Lot Coverage: 8,119 sq.ft. (50%)
*Total Lot Coverage Includes Driveways



- indicates found marble monument.
- indicates set 12" iron pin.
- ∅ indicates utility pole.

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5. The existence of right of ways, wetlands and/or easements of record, if any, not shown are not guaranteed.
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Surveyed: April 18, 2016
David L. Saskas
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