

SURVEY OF PROPERTY

LOT 1
Map of

THE OLD ORCHARD

Filed July 23, 1980 as map no. 6925
Situate
Town of East Hampton
Suffolk County, New York

SCALE: 1" = 50'

AREA: 65,338 sq. ft.
or 1.5000 acres

Certified only to:

Jeanne Hutson

CLEARING CALCULATION

Existing Limits of Clearing: 30,735 sq.ft.
Pre-existing, nonconforming as per TEH

COVERAGE CALCULATIONS

Existing Building Coverage: 3,641 sq.ft.
Permitted Building Coverage: 8,399 sq.ft.

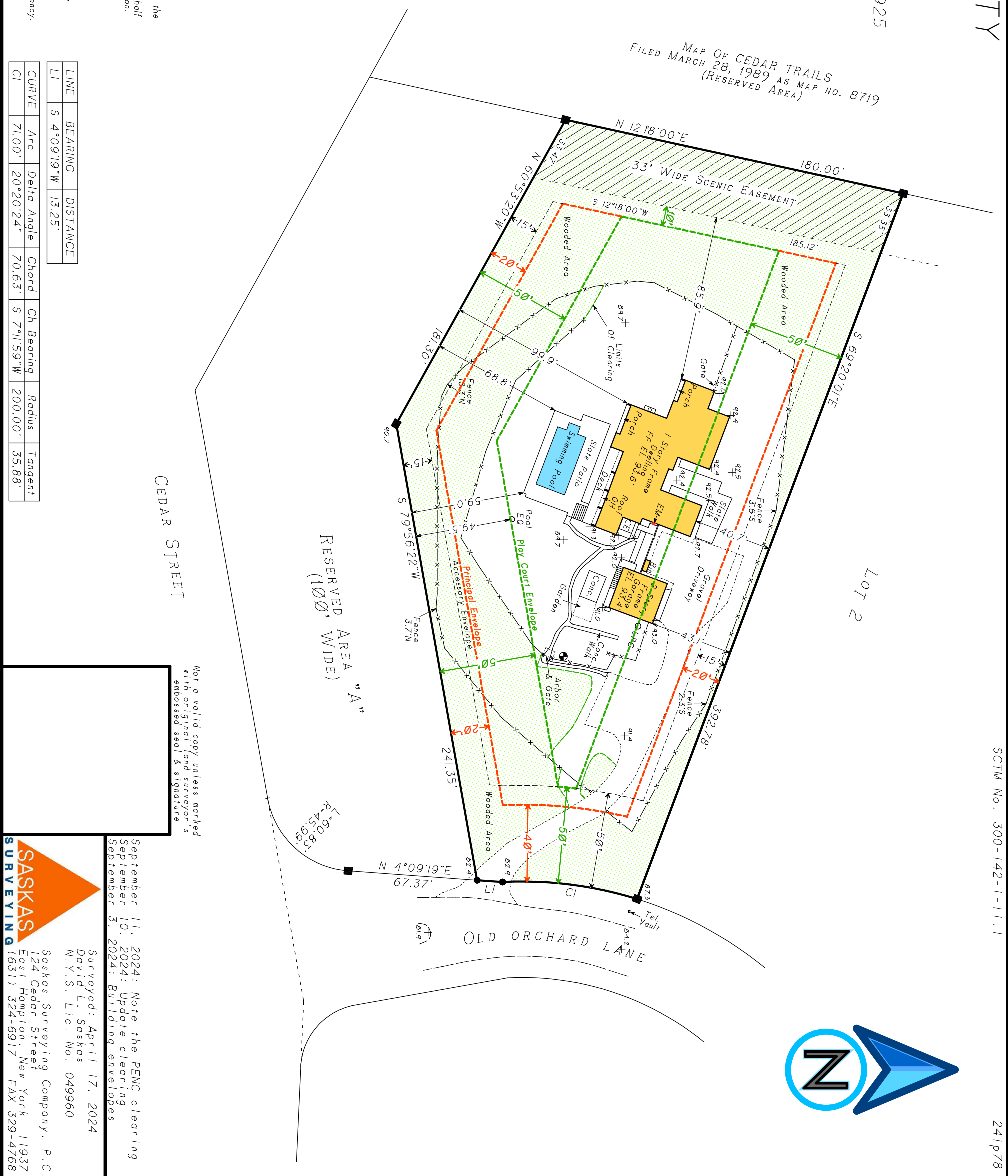
Existing Total Lot Coverage: 11,291 sq.ft. (17.28%)
Permitted Total Lot Coverage: 26,135 sq.ft. (40%)

*Total Lot Coverage Includes Driveways

NOTES:

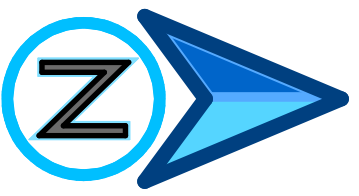
- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2 of the N.Y. State Education Law.
- Only copies from the original of this survey marked with an original of the land surveyor's embossed seal or inked seal shall be considered to be valid copies.
- 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.
- Underground improvements or encroachments, if any, are not shown hereon.
- The existence of right of ways, wetlands and/or easements of record, if any, not shown are not guaranteed.
- All natural features shown on survey, including but not limited to Bluff Crest, Clearing, and Wetlands should be verified with the appropriate regulatory agency.
- Elevations shown are based on USC & GS datum. (NAVD 1988)

MAP OF CEDAR TRAILS
FILED MARCH 28, 1989 AS MAP NO. 8719
(RESERVED AREA)



SCTM No. 300-142-1-11.1

241P78



CEDAR STREET

RESERVED AREA "A"
(100' WIDE)

OLD ORCHARD LANE

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

September 11, 2024: Note the PENC clearing
September 10, 2024: Update clearing
September 3, 2024: Building envelopes

Surveyed: April 17, 2024
David L. Saskas
N.Y.S. Lic. No. 049960

SASKAS SURVEYING
Saskas Surveying Company, P.C.
124 Cedar Street
East Hampton, New York 11937
(631) 324-6917 FAX 329-4768

LINE	BEARING	DISTANCE
LI	S 4°09'19"W	13.25'

CURVE	Arc	Delta Angle	Chord	Ch Bearing	Radius	Tangent
CI	71.00'	20°20'24"	70.63'	S 7°11'59"W	200.00'	35.88'