

SURVEY OF PROPERTY
 LOT 1 & P/O LOTS 2 & 3, BLOCK 282A

Map Of
 MONTAUK BEACH DEVELOPMENT CORP.
 Subdivision 9
 Filed May 6, 1927 as map no. 1019
 Situate
 MONTAUK
 Town Of East Hampton
 Suffolk County, New York

SCALE: 1" = 30'

AREA: 23,944 sq.ft.
 or 0.5497 acres

Certified only to:

Kathleen Fuchek
 Robert Hensing



FLAMINGO AVENUE (C.R. 95)

FARRINGTON ROAD

FALCON PLACE



CLEARING CALCULATION

Existing Limits of Clearing: 7,455 sq.ft.
 Permitted Limits of Clearing: 10,000 sq.ft.
 Proposed Limits of Clearing: 9,984 sq.ft.

COVERAGE CALCULATIONS

Existing Lot Coverage: 2,406 sq.ft. (10.05%)
 Permitted Lot Coverage: 4,788 sq.ft. (20%)
 Proposed Lot Coverage: 2,406 sq.ft. (10.05%)

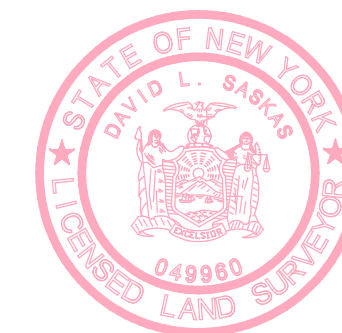
Existing Total Lot Coverage: 4,486 sq.ft. (18.74%)
 Permitted Total Lot Coverage: 11,972 sq.ft. (50%)
 Proposed Total Lot Coverage: 5,191 sq.ft. (21.68%)
 *Total Lot Coverage Includes Driveways

- △ indicates set stake.
- indicates found iron spike.
- ▲ indicates found stake.
- indicates set 12" iron pin.
- ⊙ indicates water meter.

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).

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	57° 50' 17"	92.70'	93.58'	51.21'	89.65'	S 74° 48' 17" E



October 19, 2021: Stake pool envelope & topography
 August 6, 2021: Plot pool envelope
 August 19, 2016: Update
 December 14, 2007: Update decks
 November 8, 2007: Stake portion of building envelope
 October 20, 2007: Final (addition)
 February 20, 2006: Proposed addition

SASKAS SURVEYING
 Surveyed: February 8, 2006
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