

# SURVEY OF PROPERTY

Situate  
Town Of Shelter Island  
Suffolk County, New York

SCALE: 1" = 30'

AREA TO TIE LINE: 74.015 sq.ft.  
or 1.6991 acres

Certified only to:

Mapa Chelsea LLC

## COECLES HARBOR



### COVERAGE CALCULATIONS

Existing Building Coverage: 1,529 sq.ft. (2.07%)  
Permitted Building Coverage: 18,503 sq.ft. (25%)  
Existing Coverage of all impervious surfaces  
incl. buildings & driveways: 5,354 sq.ft. (7.23%)  
Permitted Coverage of all impervious surfaces  
incl. buildings & driveways: 29,606 sq.ft. (40%)

### CLEARING CALCULATION

Existing Limits of Clearing: 31,296 sq.ft. (42.28%)

CURVE	Arc	Delta Angle	Chord	Ch Bearing	Radius	Tangent
CI	203.71'	42°26'34"	199.08'	N 55°25'27"W	275.00'	106.78'

- indicates found concrete monument.
- ⊙ indicates found iron pin.
- indicates set lath.
- indicates set 12" iron pin.
- ⊙ indicates utility pole.

### 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)



December 30, 2021: Update (hot tub removed)  
November 24, 2021: Revise Building Envelope  
June 22, 2021: Wetland boundary note

**SASKAS SURVEYING**  
Surveyed: May 4, 2021  
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