

SURVEY OF PROPERTY

SCTM No. 300-013-2-39.57

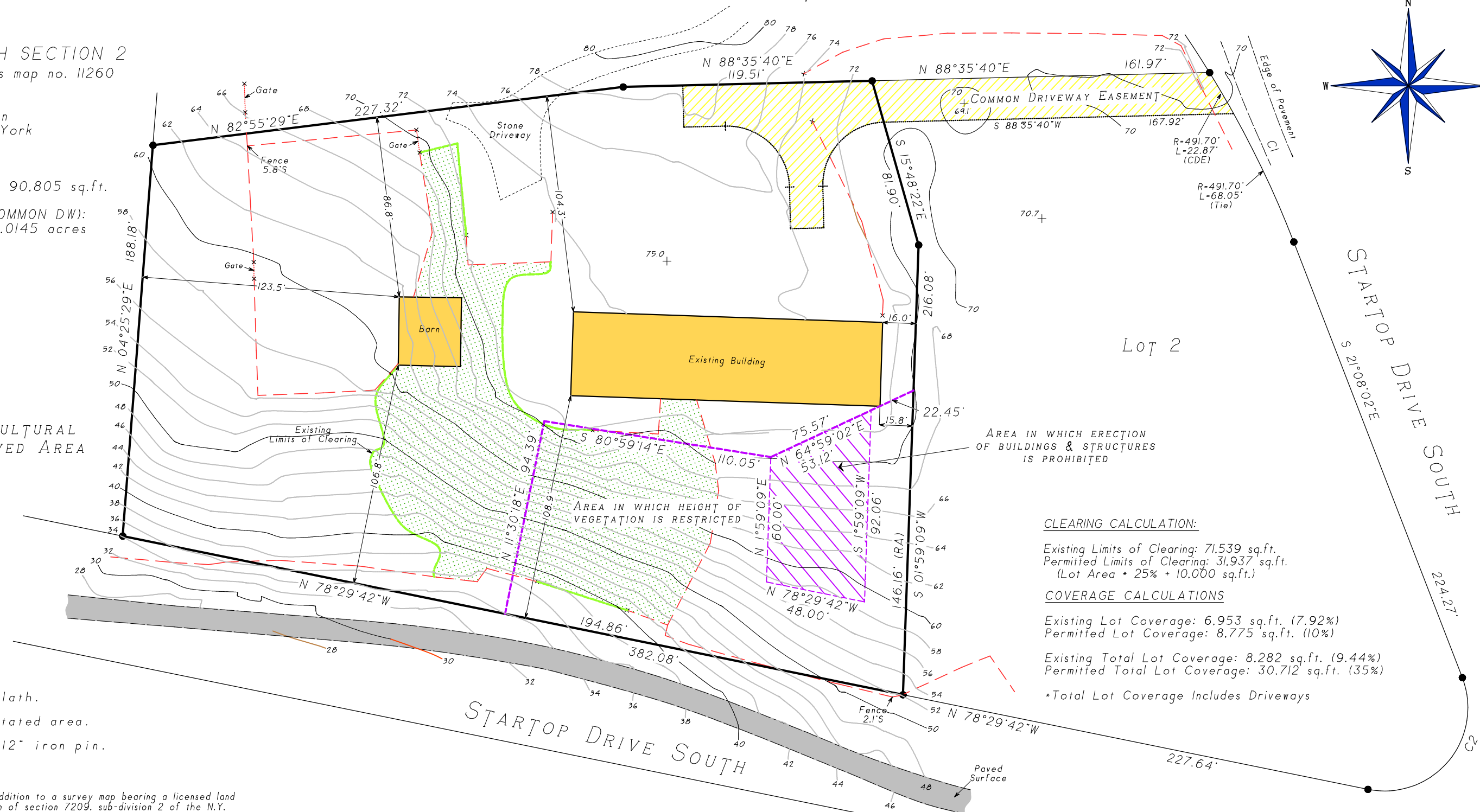
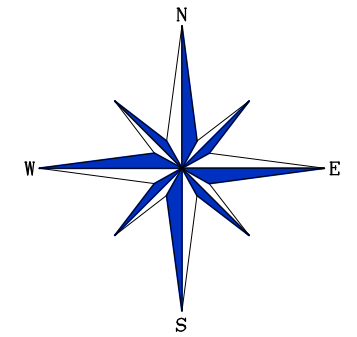
607p80

LOT 3
Map Of
STARTOP RANCH SECTION 2
Filed May 11, 2005 as map no. 11260
Situat
MONTAUK
Town Of East Hampton
Suffolk County, New York

SCALE: 1" = 50'

OVERALL LOT AREA: 90.805 sq.ft.
or 2.0846 acres
LOT AREA (EXCL. COMMON DW):
87.750 sq.ft. or 2.0145 acres

Certified only to:
Startop Ranch, LLC



AGRICULTURAL
RESERVED AREA

CLEARING CALCULATION:

Existing Limits of Clearing: 71,539 sq.ft.
Permitted Limits of Clearing: 31,937 sq.ft.
(Lot Area * 25% + 10,000 sq.ft.)

COVERAGE CALCULATIONS

Existing Lot Coverage: 6,953 sq.ft. (7.92%)
Permitted Lot Coverage: 8,775 sq.ft. (10%)

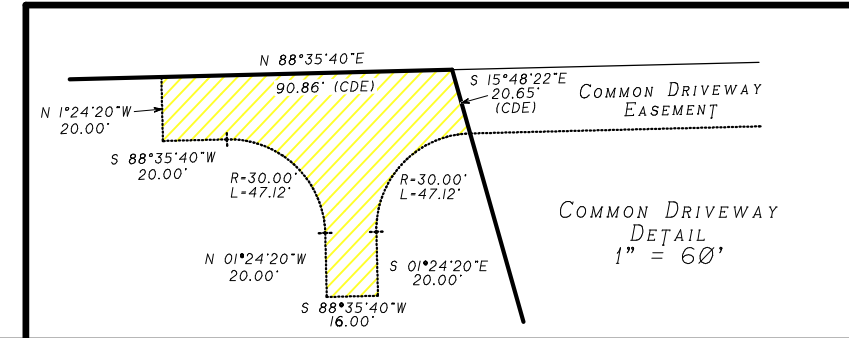
Existing Total Lot Coverage: 8,282 sq.ft. (9.44%)
Permitted Total Lot Coverage: 30,712 sq.ft. (35%)

*Total Lot Coverage Includes Driveways

- ▲ indicates set lath.
- indicates vegetated area.
- 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 USC & GS datum. (NAVD 1988)

CURVE DATA
C1: Arc=90.92'
Delta Angle=10°35'41"
Chord=90.79'
Ch Bearing=S 26°25'53"E
Radius=491.70'
Tangent=45.59'
C2: Arc=85.66'
Delta Angle=122°38'20"
Chord=70.22'
Ch Bearing=N 40°11'08"E
Radius=40.02'
Tangent=73.16'



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

January 11, 2019: Recertify
May 28, 2015: Lath Common Driveway Easement

Surveyed: December 5, 2012
David L. Saskas
N.Y.S. Lic. No. 049960

Saskas Surveying Company, P.C.
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