

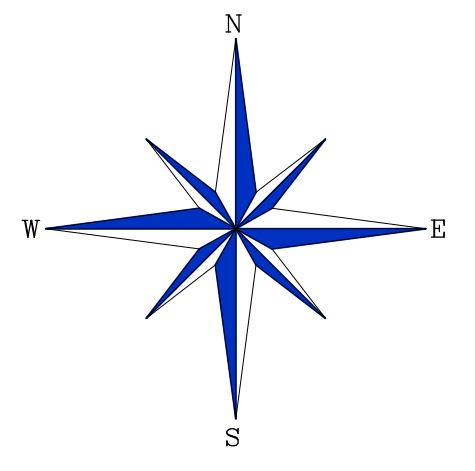
# SURVEY OF PROPERTY

LOT 2  
 Map of  
**MARVIN & DORIS HERSHMAN**  
 Filed May 5, 1997 as map no. 9991  
 Situate  
 SAGAPONACK  
 Town Of Southampton  
 Suffolk County, New York

AREA: 152.602 sq. ft.  
 or 3.5033 acres  
 AREA (EXCLUDING RIGHT-OF-WAY): 136.768 sq. ft.  
 or 3.1398 acres

SCTM No. 908-010-4-7  
 SCDSH Ref. #R09-03-0575

706p40



SCALE: 1" = 50'

ZONING DISTRICT: "R-120"

Certified only to:

Michael Saperstein



**REAR YARD COVERAGE CALCULATION:**  
 Area of Rear Yard - 36.381 sq.ft.  
 Permitted Rear Yard Coverage - 7.276 sq.ft. (20%)  
 Existing Rear Yard Coverage - 1.464 sq.ft. (4.02%)  
 Proposed Rear Yard Coverage - 6.540 sq.ft. (17.98%)

**TOTAL LOT COVERAGE CALCULATION:**  
 Existing Total Lot Coverage - 23,206 sq.ft. (16.97%)  
 Permitted Total Lot Coverage - 41,030 sq.ft. (30%)  
 Proposed Total Lot Coverage - 30,407 sq.ft. (22.23%)  
 \*Based on Area Excluding Right-Of-Way

LINE	BEARING	DISTANCE
L 1	N 69° 13' 20" E	21.72'

- ⊙ indicates utility pole.
- indicates found concrete monument.
- ▲ indicates found stake.
- indicates found iron rod.

- 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.
  - Elevations shown are based on USC & GS datum. (NAVD 1988)
  - This office does not guarantee building envelopes shown on this map. Zoning District should be verified with the local municipality before using.

**TIES TO SEPTIC SYSTEM**

	A	B
ST	16'	39'
1	22'	52'
2	28'	49'
3	27'	36'

- October 7, 2025: Proposed tennis court
- March 13, 2025: Update, proposed play court
- August 14, 2024: Plot coverage calculations
- August 21, 2015: Stake driveway & parking
- August 13, 2015: Stake & grade proposed driveway
- July 31, 2015: Lath proposed clearing
- July 2, 2013: Plot additional topography, flood zones & neighboring structures
- June 12, 2013: Revise right of way
- June 7, 2013: Correct R.O.W. Liber no.
- March 11, 2013: Partial topography, plot R.O.W.
- December 21, 2012: Revise SCTM# & plot envelopes
- May 7, 2010: First floor & corner elevations
- November 18, 2005: Revise cesspool ties
- July 25, 2005: Final
- August 7, 2003: Health Department

Surveyed: July 1, 2003  
 David L. Saskas  
 N.Y.S. Lic. No. 049960

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