

SURVEY OF

LOT 44

MAP OF

HITLER WOODS

SITUATE AT

MONTAUK

TOWN OF EAST HAMPTON

SUFFOLK COUNTY, NEW YORK

S.C.T.M. DIST. 0300 SEC. 87 BLK. 02 LOT 26



LOT AREA: 58,383 SQ. FT. = 1.340 ACRES
ELEVATIONS HEREON REFER TO APPROX MSL DATUM AND
ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS
NO SURFACE WATER EVIDENT WITHIN 300'

ALLOWABLE BUILDING COVERAGE:
15% OR 8,399 SQ. FT., WHICHEVER IS LESS
8,399 SQ. FT. = 14.4%
EXISTING BUILDING COVERAGE: 0 SQ. FT. = 0%

ALLOWABLE TOTAL LOT COVERAGE:
40% OR 29,399 SQ. FT., WHICHEVER IS LESS
23,353 SQ. FT. = 40%
EXISTING TOTAL LOT COVERAGE: 0 SQ. FT. = 0%

ALLOWABLE CLEARING:
10,000 SQ. FT. + 25% LOT AREA (14,596 SQ. FT.) = 24,596 SQ. FT. = 42.1%
EXISTING CLEARING: 0 SQ. FT. = 0%

CERTIFIED TO: MATTHEW FRENCH

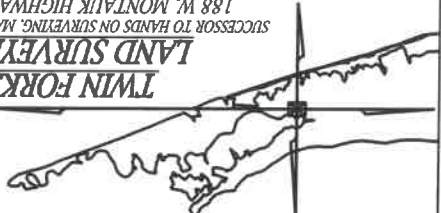
JOB NO.: 2007-123
MAP NO.: 3520
FILED: MARCH 12, 1962
REVISIONS:
PLOT PRIMARY BLDG. SETBACKS 3/12/2007
UPDATE ADD ACC. SETBACKS & POOL SETBACKS
COMPUTE ALLOW. BC, T.L.C. & CLEARING 1/17/4/2020



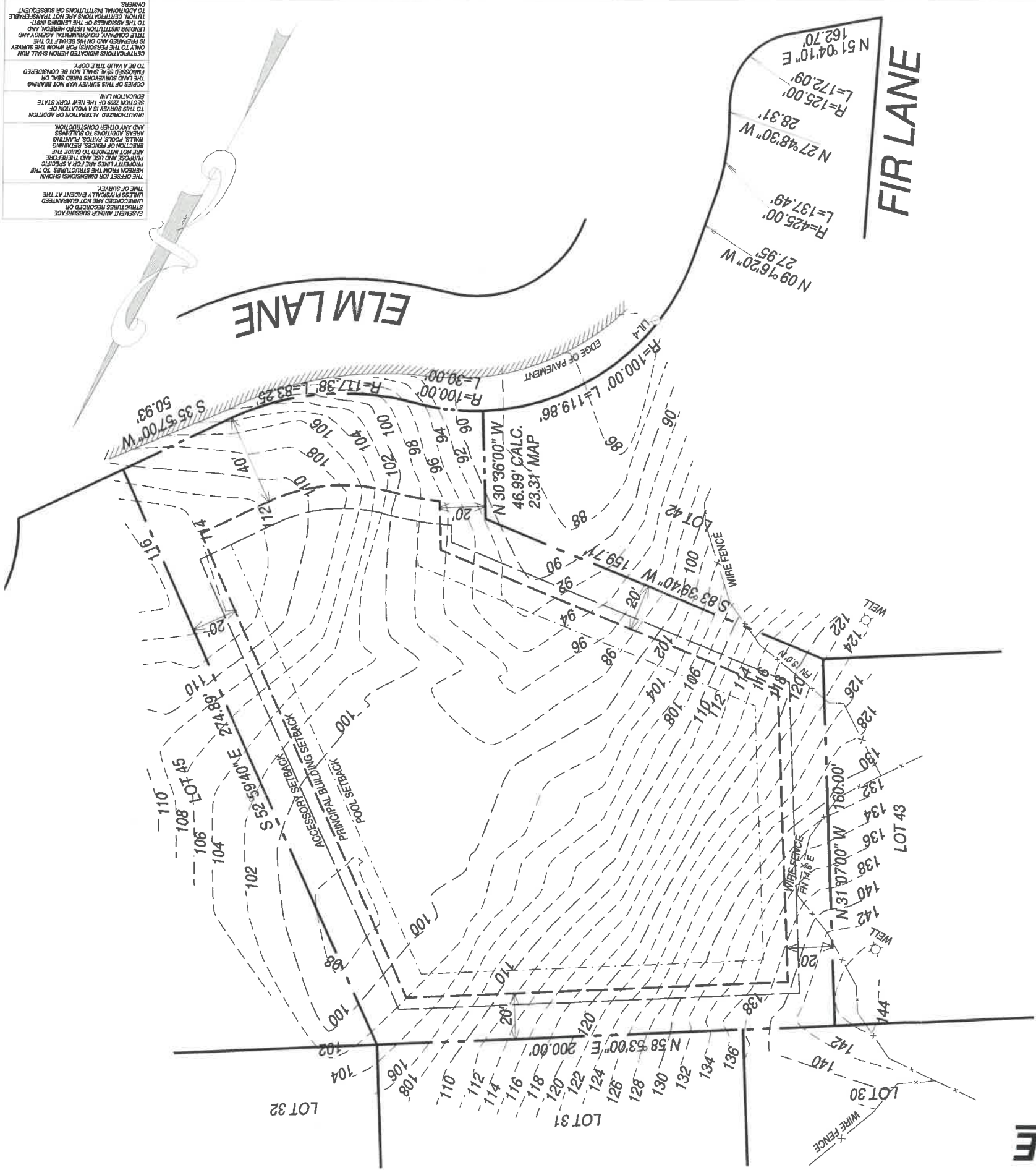
JEFFREY W. HADERER L.S.
NYS LIC. NO.: 050538

COPIES OF THIS SURVEY MAP, EITHER PAPER OR ELECTRONIC, NOT BEARING
THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL SHALL NOT BE
CONSIDERED TO BE A VALID COPY AND SHALL NOT BE USED FOR ANY PURPOSE

**TWIN FORKS
LAND SURVEYING**
SUCCESSOR TO HANDS ON SURVEYING, MARTIN D. HAND L.S.
188 W. MONTAUK HIGHWAY, UNIT E3
HAMPTON BAYS, NEW YORK 11946
(V) 631-369-8312 - (F) 631-369-8313
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DIGITAL RELEASE



THE DISTANCE FOR DIMENSIONS SHOWN
HEREON FROM THE STRUTTINGS TO THE
PROPERTY LINES ARE FOR A SPECIFIC
PURPOSE AND USE AND THEREFORE
ARE NOT INTENDED TO GUIDE THE
SECTION OF FENCES, RETAINING
WALLS, POOLS, PATIOS, PLANTINGS
AND ANY OTHER CONSTRUCTION
LAWYERS, ENGINEERS, ARCHITECTS OR
TO THE SURVEYOR'S MAP NOT BEING
COPIES OF THIS SURVEY MAP NOT BEING
THE LAND SURVEYORS INKED SEAL OR
EMBOSSED SEAL SHALL NOT BE CONSIDERED
TO BE A VALID TITLE COPY.
ONLY TO THE PERSONS FOR WHOM THE SURVEY
IS PREPARED AND ON THE BASIS OF THE
CERTIFYING AND RECORDING AGENCY AND
COMPANYING INSTRUMENTS OR SUBSEQUENT
CHANGES.

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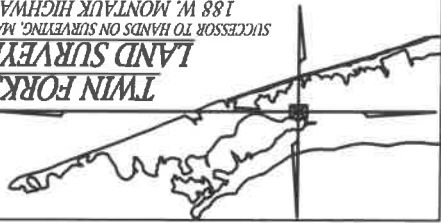
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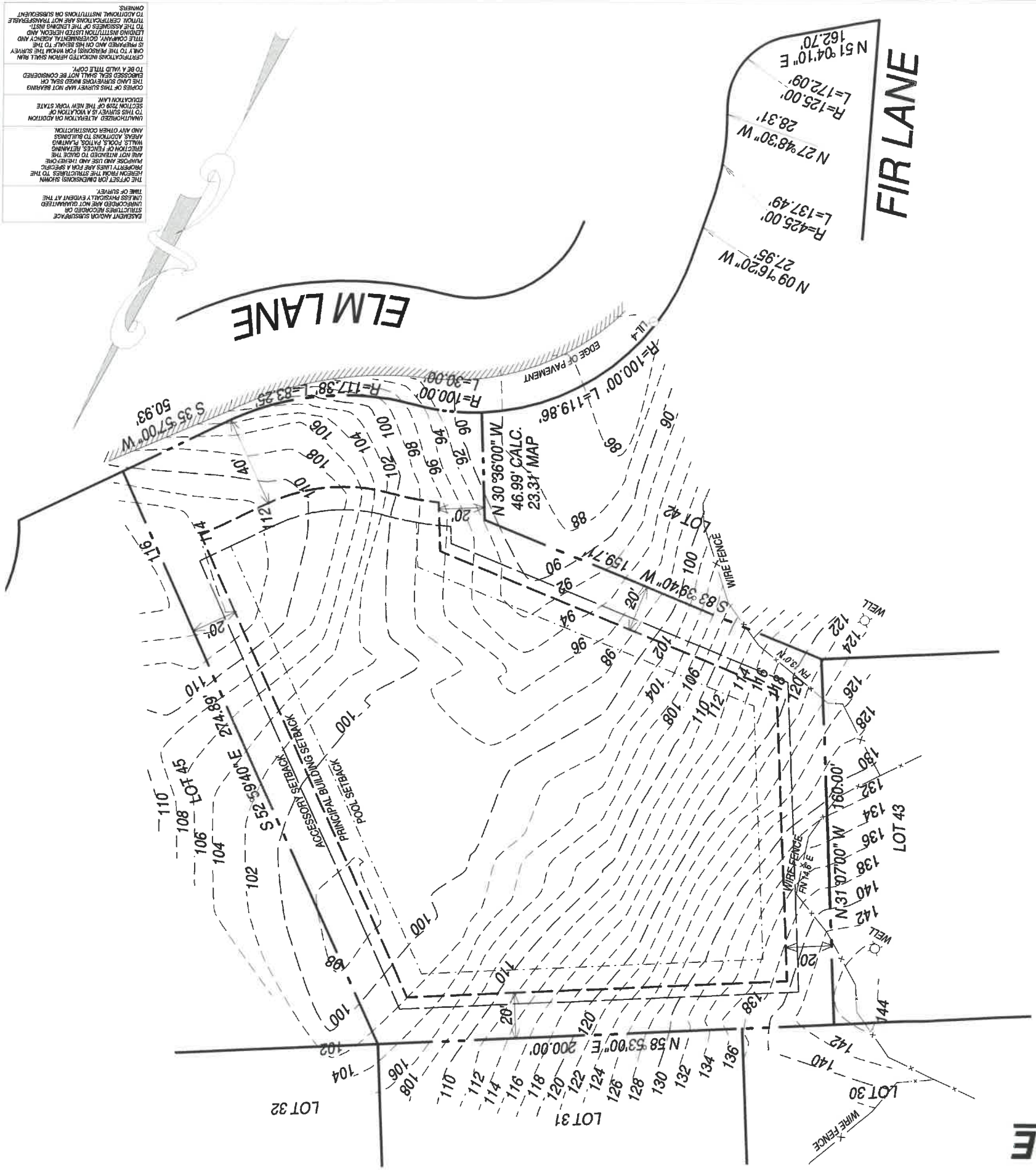
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UPDATE ADD ACQ. SETBACKS & POOL SETBACKS

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OWNERS
TO ADJUSTED INSTITUTIONS ON SUBSEQUENT
THOUGH CERTIFICATIONS ARE NOT TRANSFERABLE
TO THE ASSIGNEES OF THE LENDING INSTITUTION
LEADING INSTITUTION LISTED HEREON, AND
THE COMPANY, GOVERNMENTAL AGENCY AND
IS PREPARED AND ON HIS BEHALF TO THE
ONLY TO THE PERSONS FOR WHOM THE SURVEY
TO BE A VALID TITLE COPY.
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TO BE A VALID TITLE COPY.
UNAPPROVED ALTERATION OR ADDITION
TO THIS SURVEY IS A VIOLATION OF
SECTION 7209 OF THE NEW YORK STATE
EDUCATION LAW.
AND ANY OTHER CONSTRUCTION
AREAS, ADDITIONS TO BUILDINGS
WALLS, POOLS, PATIOS, PLANTINGS
REMOVAL OF FENCES, RETAINING
ARE NOT INTENDED TO GUIDE THE
PURPOSE AND USE AND THEREFORE
PROPERTY LINES ARE FOR A SPECIFIC
HEREON FROM THE STRUCTURES TO THE
THE EFFECT FOR DIMENSIONS SHOWN
TIME OF SURVEY.
UNLESS PHYSICALLY EVIDENT AT THE
BASEMENT AND/OR SUBSURFACE
STRUCTURES RECORDED ON