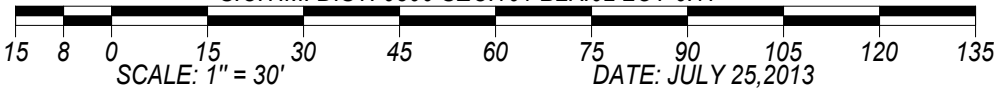


SURVEY OF
PART OF LOTS 427 THROUGH 436 INCL.
PART OF CLEVELAND AVENUE
PART OF CHESTNUT STREET
MAP OF
MONTAUK HIGHLANDS
SITUATE AT
EAST HAMPTON
TOWN OF EAST HAMPTON
SUFFOLK COUNTY, NEW YORK
S.C.T.M. DIST. 0300 SEC. 101 BLK. 02 LOT 6.17



LOT AREA: 22,472 SQ.FT. = 0.516 ACRE

ALLOWABLE LOT CLEARING: 10,000 SQ.FT. + 25 % LOT AREA
15,618 SQ.FT. = 69.5%

CLEARING: 15,320 SQ.FT. = 68.2 %

ALLOWABLE BUILDING COVERAGE:
20% OR 5,999 SQ.FT., WHICHEVER IS LESS
4,494 SQ.FT. = 20%

BUILDING COVERAGE: 974 SQ.FT. = 4.3%

ALLOWABLE TOTAL LOT COVERAGE:
50% OR 15,999 SQ.FT., WHICHEVER IS LESS
11,236 SQ.FT. = 50%

TOTAL LOT COVERAGE: 4,916 SQ.FT = 19.9%

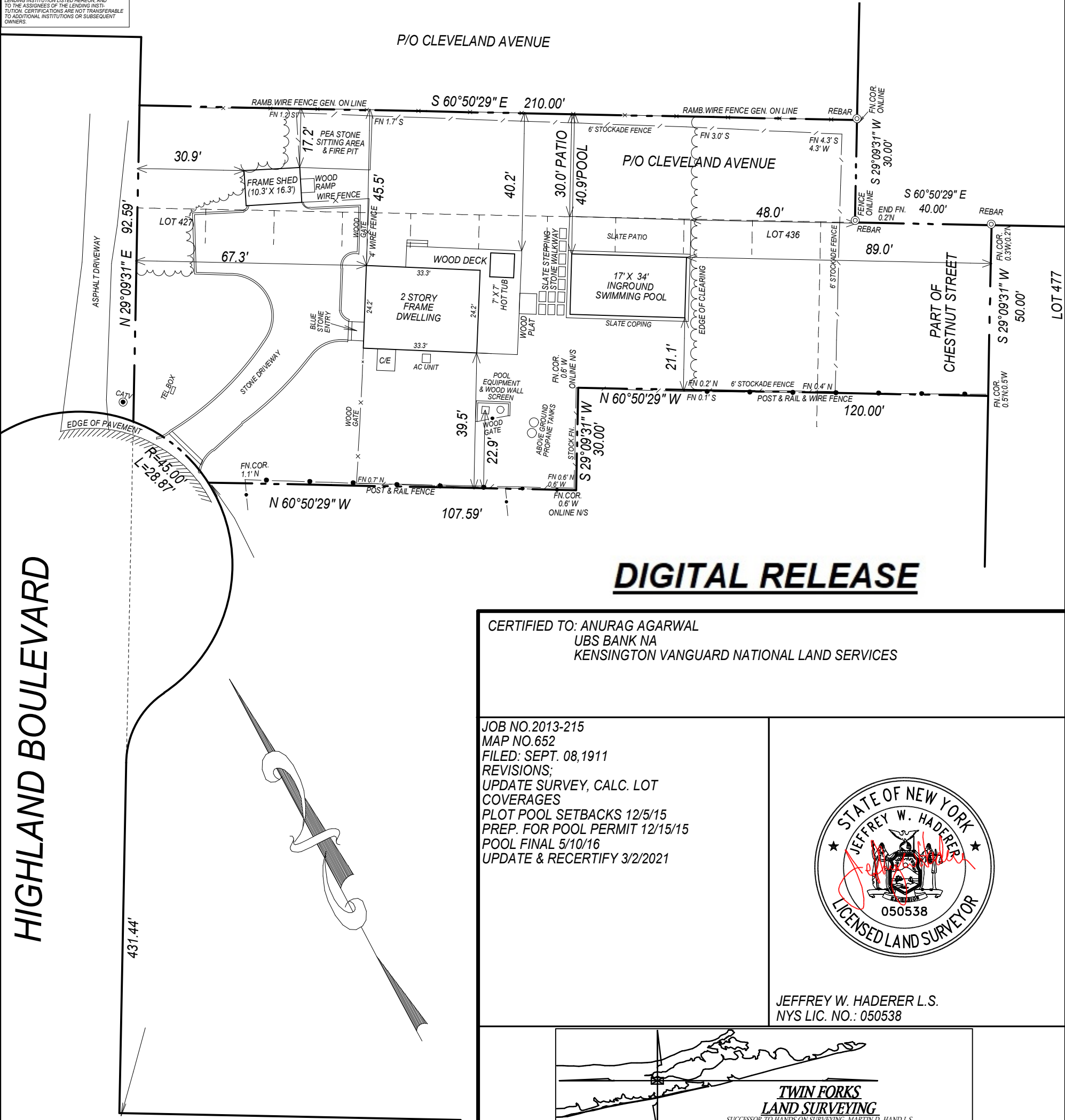
EASEMENT AND/OR SUBSURFACE
STRUCTURES RECORDED OR
UNRECORDED ARE NOT GUARANTEED
UNLESS PHYSICALLY EVIDENT AT THE
TIME OF SURVEY.

THE OFFSET (OR DIMENSIONS) SHOWN
HEREON FROM THE STRUCTURES TO THE
PROPERTY LINES ARE FOR A SPECIFIC
PURPOSE AND USE AND THEREFORE
ARE NOT INTENDED TO GUIDE THE
ERECTION OF FENCES, RETAINING
WALLS, POOLS, PATIOS, PLANTING
AREAS, ADDITIONS TO BUILDINGS
AND ANY OTHER CONSTRUCTION.

UNAUTHORIZED ALTERATION OR ADDITION
TO THIS SURVEY IS A VIOLATION OF
SECTION 7209 OF THE NEW YORK STATE
EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING
THE LAND SURVEYORS INKED SEAL OR
EMBOSSED SEAL SHALL NOT BE CONSIDERED
TO BE A VALID TITLE COPY.

CERTIFICATIONS INDICATED HEREON SHALL RUN
ONLY TO THE PERSON(S) 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 INSTI-
TUTION. CERTIFICATIONS ARE NOT TRANSFERABLE
TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT
OWNERS.



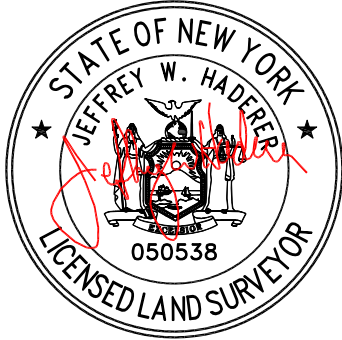
HIGHLAND BOULEVARD

HARRISON AVENUE

DIGITAL RELEASE

CERTIFIED TO: ANURAG AGARWAL
UBS BANK NA
KENSINGTON VANGUARD NATIONAL LAND SERVICES

JOB NO. 2013-215
MAP NO. 652
FILED: SEPT. 08, 1911
REVISIONS:
UPDATE SURVEY, CALC. LOT
COVERAGES
PLOT POOL SETBACKS 12/5/15
PREP. FOR POOL PERMIT 12/15/15
POOL FINAL 5/10/16
UPDATE & RECERTIFY 3/2/2021



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

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
email: twinforkslandsurvey@yahoo.com

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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.