MAP OF PROPERTY

SITUATE

Town Of East Hampton, Suffolk Co., N.Y.

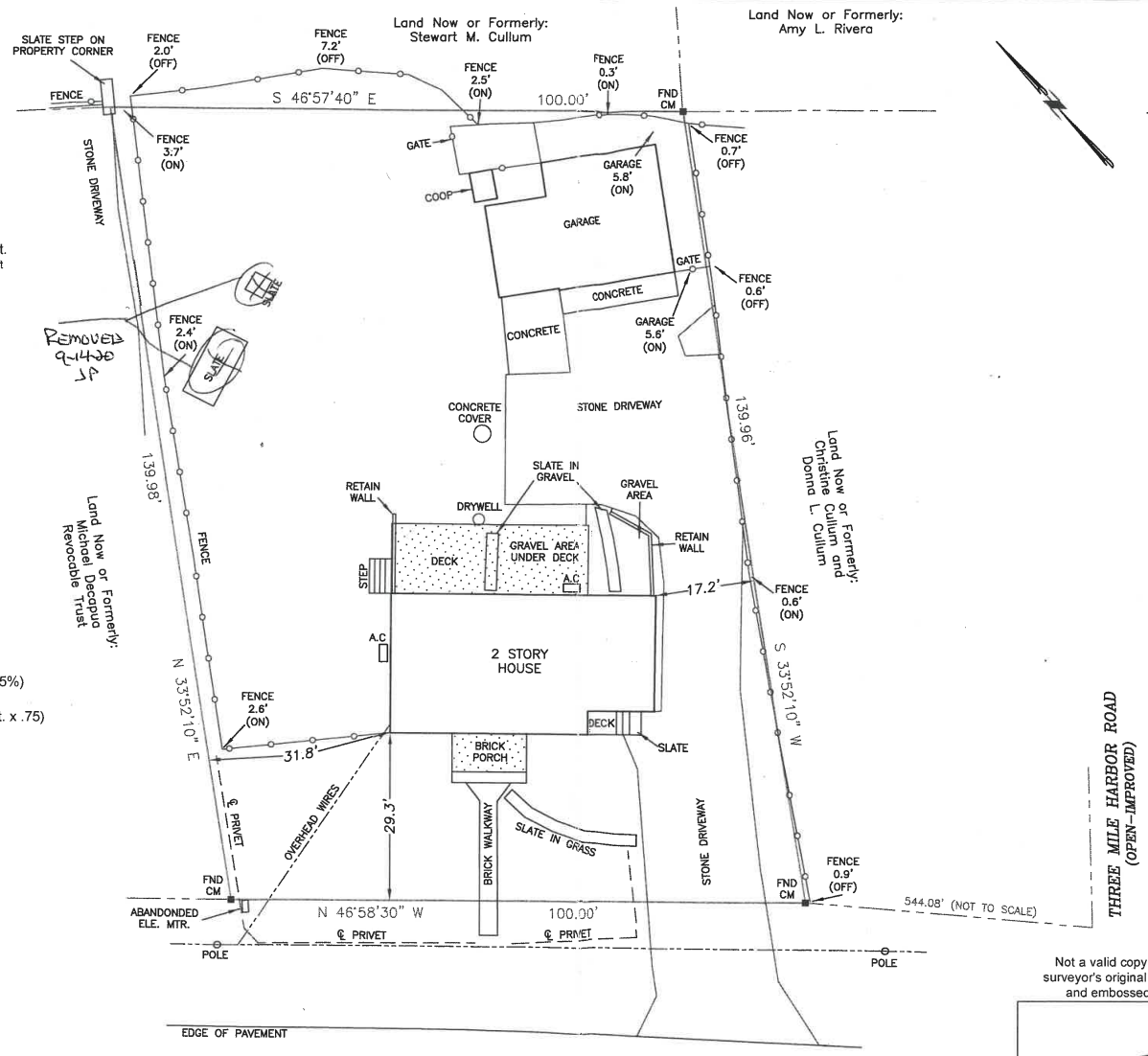
SCTM# 300-161-1-22

Area: 13,818 S.F. or 0.317 Acres

Scale: 1"=20'

Certified To:

RECEIVED AUG 13 2020 Town of East Hampton Building Dept.



Building Coverage:

Maximum Coverage = 20% or 5,999 sq. ft.
(whichever is less)
13,818 sq. ft. x .20 = 2,764 sq. ft.
2,764 sq. ft. < 5,999 sq. ft.

Existing Building Coverage: 1,826 sq. ft.

- Includes areas covered by roofed structures and overhangs 2ft and greaterat as shown on map.

Total Coverage:

Maximum Coverage = 50% or 15,999 sq. ft.
(whichever is less)
13,818 sq. ft. x .50 = 6,909 sq. ft.
6,909 sq. ft. < 15,999 sq. ft.

Existing Total Coverage = 5,219 sq. ft.

- Including but not limited to: All structures, driveway, walks, walls greater then 1ft in width, decking, brick, utilities as shown on map.
- Items and formulas used for coverage and total coverage calculations are an interpretation of the East Hampton Town code by East End Land Surveying, P.C. and are to be verified by the Town of East Hampton or proper agency of jurisdiction. Calculations shown hereon are not certified unless verified by proper agency having jurisdiction. Allowable coverages may be subject to grandfather clause and/or pre existing non-conforming clause.

Clearing Note:

Clearing Allowed: 10,999 sq. ft. or (Lot Area x 75%)
(whichever is greater)
10,999 sq. ft. or (13,818 sq. ft. x .75)
10,999 sq. ft. > 10,364 sq. ft.
Clearing Allowed: 10,999 sq. ft.
Clearing Existing: 13,818 sq. ft. or 100%

Allowable clearing may be subject to pre-existing non-conforming conditions. Clearing limits are based on an interpretation of the Town of East Hampton's definition of clearing by East End Land Surveying, P.C. and are approximate. Areas of non-native plantings and/or where the vegetation is being maintained by mulching, leaf removal, irrigation, or any other type of property maintenance shall be considered cleared. Clearing limits are to be verified by the Town of east Hampton or the proper agency having jurisdiction before use. Clearing Limits are not certified to be correct unless verified.

Zoning Note:

This survey is not making any certification or representation pertaining to zoning unless specifically stated hereon. For complete zoning information contact the proper municipality and\or agency of jurisdiction.

Legend:

■ = Set or Found Concrete Monument
(ON) / (OFF) = Located On or Off Subject Property

General Notes:

1.) 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 New York State Education Law.

2.) Certifications indicated hereon shall run only to the person for whom the survey is prepared, and on his/her behalf to the title company, governmental agency and lending institution listed hereon. Certifications are not transferable to additional institutions or subsequent owners. Certification indicated hereon signify that this survey was prepared in accordance with the existing code of practice for land surveyors.

3.)The certifications for this survey is only for the lands depicted hereon and is not a certification of title, zoning or freedom of encumbrances.

4.) The existence of subsurface improvements or encroachments, wetlands, easements, covenants or restrictions of record, if any, not shown are not certified

5.) The offsets (or dimensions) shown hereon from the structures to the property lines are for a specific purpose and use and therefore are not intended for the construction of fences, retaining walls, pools, patios, additions to buildings or any other structures.

6.)This survey is subject to any statement of fact revealed by a current Abstract of Title and/or Title Report.

Not a valid copy without surveyor's original signature and embossed seal.

Surveyed : July 14, 2020

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