

SUFFOLK COUNTY TAX MAP NUMBER: 300-118-2-1

TABLE OF AREAS	Sq. Ft.
LOT AREA----->	30155
BUILDING COVERAGE ALLOWED-----> (LOT AREA X 20%) OR 5999 Sq. Ft. WHICHEVER IS LESS	5999
BUILDING COVERAGE EXISTING----->	3001
BUILDING COVERAGE PROPOSED----->	N/A
BLDG COVERAGE EXISTING + PROPOSED----->	N/A
ALLOWED TOTAL LOT COVERAGE-----> (LOT AREA X 50%) OR 15999 Sq. Ft. WHICHEVER IS LESS	15078
LOT COVERAGE EXISTING (TOTAL)----->	9542
LOT COVERAGE PROPOSED----->	N/A
LOT COVERAGE EXISTING + PROPOSED----->	N/A
CLEARING ALLOWED----->	20000
SEE TOWN OF EAST MEMORANDUM BELOW EXISTING CLEARING----->	15750
AS OF NOVEMBER 18, 2023	

NOVEMBER 21, 2023
EAST HAMPTON TOWN NATURAL RESOURCES
MEMORANDUM

PLEASE BE ADVISED THAT I HAVE INSPECTED THE ABOVE-REFERENCED PARCEL IN REGARDS TO CLEARING. I HAVE EXAMINED THE 2004 AERIALS TO DETERMINE IF THERE IS ANY PRE-EXISTING NON-CONFORMING CLEARING. THE CLEARING IN THE 2004 AERIAL WAS APPROXIMATELY 20,000 Sq. Ft. THE 2004 AERIAL WAS TAKEN PRIOR TO THE ADOPTION OF TOWN CODE 255-2-60. THEREFORE, THE CLEARING THAT EXISTED ON THE PROPERTY IN 2004 IS PRE-EXISTING NON-CONFORMING AND IS THE MAXIMUM ALLOWED, WITH THE EXCEPTION OF ANY CLEARING IN SCENIC OR CONSERVATION EASEMENTS.

EXISTING CLEARING LIMITS TO BE VERIFIED BY THE PROPER MUNICIPALITY AND/OR AGENCIES BEFORE USING. CLEARING LIMITS ARE NOT CERTIFIED TO BE CORRECT.

THE DETERMINATION OF LOT COVERAGES ARE BASED ON AND SUBJECT TO AN OPINION AND OR INTERPRETATION OF THE TOWN OF EAST HAMPTON'S DEFINITIONS OF BUILDING COVERAGE AND TOTAL LOT COVERAGE. NOTE: BUILDING COVERAGES AND TOTAL LOT COVERAGES ARE SHOWN FOR INFORMATION ONLY AND ARE NOT COVERED BY THIS CERTIFICATE.

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.

ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.

CERTIFICATIONS HEREON ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

CERTIFIED ONLY TO:
SETH GREENBERG
STEFANIE GASSMAN

PATRICK A. HINES LAND SURVEYOR
NYS Lic. #49566
P O Box 860 (18 TIMBER TRAIL)
AMAGANSETT, NY 11930-0860
PHONE AND FAX: (631) 324-4024
EMAIL: PHINESLS@OPTONLINE.NET

SUBSURFACE CONDITIONS ARE NOT CERTIFIED:
THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.

CLEARING NOTE: PORTIONS OF THIS PROPERTY ARE SHOWN AS CLEARED EVEN THO THEY ARE VEGETATED WITH NON NATIVE SPECIES (RHODODENDRON PLANTS) AND ARE NOT BEING MAINTAINED. IT IS POSSIBLE THESE AREAS VEGETATED WITH NON NATIVE SPECIES COULD BE CLASSIFIED AS VEGETATED BY THE TOWN OF EAST HAMPTON NATURAL RESOURCE DEPARTMENT.

LEGEND	
○	SET 3/4" IRON ROD
W	WELL
Ⓢ	ELECTRIC METER
□	UTILITY BOX
Ⓢ	PROPANE MAN HOLE COVER
C/E	CELLAR ENTRY
A/C	AIR CONDITIONER
CHMY	CHIMNEY
MSRY	MASONRY
—○—○—○—	FENCE

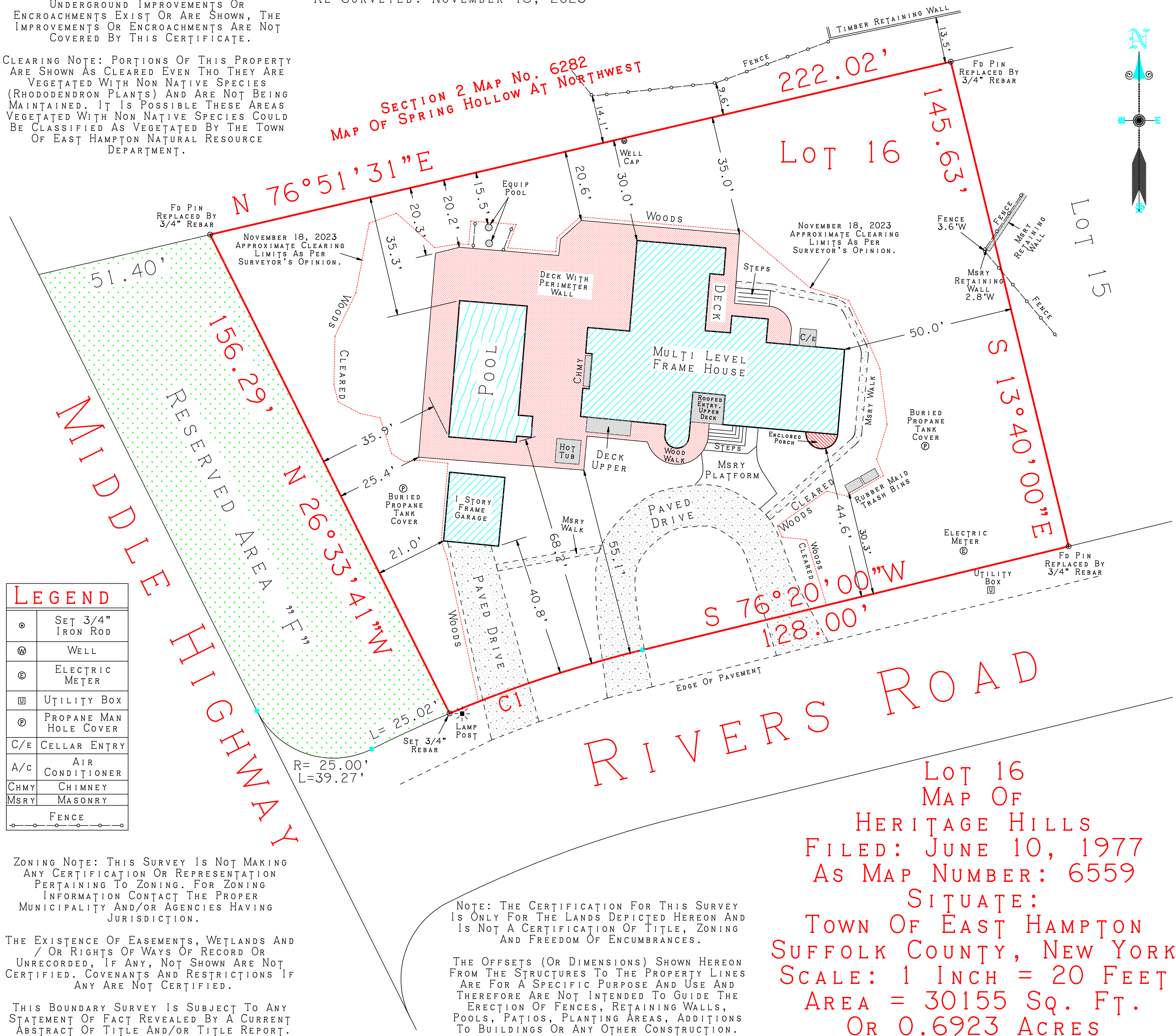
ZONING NOTE: THIS SURVEY IS NOT MAKING ANY CERTIFICATION OR REPRESENTATION PERTAINING TO ZONING. FOR ZONING INFORMATION CONTACT THE PROPER MUNICIPALITY AND/OR AGENCIES HAVING JURISDICTION.

THE EXISTENCE OF EASEMENTS, WETLANDS AND / OR RIGHTS OF WAYS OF RECORD OR UNRECORDED, IF ANY, NOT SHOWN ARE NOT CERTIFIED. COVENANTS AND RESTRICTIONS IF ANY ARE NOT CERTIFIED.

THIS BOUNDARY SURVEY IS SUBJECT TO ANY STATEMENT OF FACT REVEALED BY A CURRENT ABSTRACT OF TITLE AND/OR TITLE REPORT.

SURVEYED: AUGUST 6, 2005
RE SURVEYED: DECEMBER 8, 2011
RE SURVEYED: MARCH 25, 2013
RE SURVEYED: NOVEMBER 18, 2023

CURVE	ARC	DELTA ANGLE	CHORD	CH BEARING	RADIUS	TANGENT
C1	59.38'	09°04'20"	59.32'	S 71°47'49"W	375.00'	29.75'



Lot 16
MAP OF
HERITAGE HILLS
FILED: JUNE 10, 1977
AS MAP NUMBER: 6559
SITUATE:
TOWN OF EAST HAMPTON
SUFFOLK COUNTY, NEW YORK
SCALE: 1 INCH = 20 FEET
AREA = 30155 Sq. Ft.
OR 0.6923 ACRES