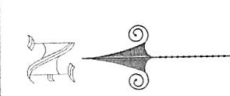


LEGEND

①	SET 3/4" IRON ROD
②	ELECTRIC WIRE
③	UTILITY BOX
④	PROANE MAN HOLE COVER
AC	AIR
CHMT	CHIMNEY
MERY	MESSEY
—	FENCE
—	—

MANE LANE

LOT 29 ~ MAP OF HANSON HILLS, SECTION 2
FILED: DECEMBER 26, 1980
AS MAP NUMBER: 6950
SITUATED:
TOWN OF EAST HAMPTON
SUFFOLK COUNTY, NEW YORK
SCALE: 1 INCH = 40 FEET
AREA = 33176 SQ. FT.
OR 0.7616 ACRES



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

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.

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.

NOTE: THE CERTIFICATION FOR THIS SURVEY IS ONLY FOR THE LANDS DEPICTED HEREON AND IS NOT A CERTIFICATION OF TITLE, ZONING AND FREEDOM OF ENCUMBRANCES.

THE OFFSETS (OR DIMENSIONS) SHOWN HEREOF 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 OR ANY OTHER CONSTRUCTION.

TABLE OF AREAS

Lot Area	Sq. Ft.
Lot Area	33176
Building Coverage Allowed	5999
(Lot Area X 20%)	
On 5999 Sq. Ft. Whichever Is Less	1812
Building Coverage Proposed	N/A
Building Coverage Existing + Proposed	N/A
Allowed Total Lot Coverage	15999
(Lot Area X 50%)	
On 15999 Sq. Ft. Whichever Is Less	10140
Lot Coverage Proposed (Total)	N/A
Lot Coverage Existing + Proposed	N/A
Clearing Allowed	18294
(Lot Area X 55%)	
Clearing Existing	14600
Approximate As Of Nov. 3, 2017	N/A
Clearing Proposed	N/A
Clearing Existing + Proposed	N/A
Clearing Allowed	18294
(Lot Area X 55%)	
Clearing Existing	14600
Approximate As Of Nov. 3, 2017	N/A
Clearing Proposed	N/A
Clearing Existing + Proposed	N/A

THIS DETERMINATION OF LOT COVERAGES ARE BASED ON AND SUBJECT TO AN OPINION AND INTERPRETATION OF THE TOWN OF EAST HAMPTON'S DEFINITIONS OF 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 SURVEYOR'S SIGNATURE OR SEAL OR ANY PART OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE DEEMED 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 PROFESSIONAL LAND SURVEYORS' INC. OF SUFFOLK COUNTY, NEW YORK. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENT AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.

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.

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

CERTIFIER ONLY TO:

CITIZENS BANK
CLASSIC ASSET MANAGEMENT LTD.
CHICAGO TITLE INSURANCE COMPANY

PATRICK A. HINES LAND SURVEYOR
P.O. Box 860 (18 TIMBER TRAIL)
PACANACTI, NY 13151
PHONE: (518) 324-4054
FAX: (518) 324-4054
EMAIL: PHINESLS@OPTONLINE.NET

NOT A VALID COPY UNLESS MARKED WITH ORIGINAL LAND SURVEYOR'S EMBOSSED SEAL AND SIGNATURE.

CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT PRACTICES OF THE SURVEYING PROFESSION AS 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 GOVERNMENT AGENCY AND TO THE LEGAL COUNSEL LISTED ON THIS BOUNDARY SURVEY MAP.

THE EXISTENCE OF EASEMENTS, WETLANDS AND / OR RIGHTS OF WAYS OF RECORD OR UNRECORDED, AND ANY SIGNIFICANT NOT CERTIFIED, ANY ARE NOT CERTIFIED.

Lot 29	Lot 28	Lot 24	Lot 23	Lot 30
251.63'	246.21'	23°40'39"W 135.00'	50' WIDE SCENIC EASEMENT	246.21'
251.63'	246.21'	23°40'39"W 135.00'	50' WIDE SCENIC EASEMENT	246.21'

MAP OF HANSON HILLS
SECTION 1, MAP #6949

Lot 29

Lot 28

Lot 24

Lot 23

Lot 30

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