

Certifications indicated hereon signify that this plat of the property depicted hereon was made in accordance with the existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors. This certification is only for the lands depicted hereon and is not certification of title, zoning or freedom of encumbrances. Said certifications shall run only to the persons and/or entities listed hereon and are not transferable to additional persons, entities or subsequent owners.

KETTLE HOLE ROAD
S 80°30'00" E
20.00'
95.06'
R=60.00'
L=60.94'

NORTH NECK LANE



BUILDING COVERAGE:
RESIDENCE: 2,906 SQ. FT.
SUNROOM: 230 SQ. FT.
SHED: 204 SQ. FT.
3,340 SQ. FT.
ALLOWABLE BUILDING COVERAGE: 15% OR 5,444 SQ. FT.

LOT COVERAGE:
EXISTING:
RESIDENCE: 2,906 SQ. FT.
CONC./MAS.: 1,639 SQ. FT.
SUNROOM: 230 SQ. FT.
DECK: 179 SQ. FT.
POOL: 790 SQ. FT.
SHED: 204 SQ. FT.
5,948 SQ. FT.
ALLOWABLE LOT COVERAGE: 40% OR 14,517 SQ. FT.

CLEARING CALCULATION:
EXISTING CLEARING = 24,348 SQ. FT.
ALLOWABLE CLEARING:
25,582 SQ. FT. (SEE NOTE #3)

- NOTES:**
1. PROPERTY IS ZONED A RESIDENTIAL ACCORDING TO TOWN OF EAST HAMPTON ZONING MAP.
 2. TOTAL LOT AREA = 41,799 SQ. FT.
BUILDABLE LOT AREA = 36,292 SQ. FT.
NOTE: BUILDABLE LOT AREA AS DEFINED BY TOWN OF EAST HAMPTON LOT AREA, REMOVING THE PANHANDLE PORTION OF THE TOTAL LOT.
 3. ALLOWABLE CLEARING TAKEN FROM EAST HAMPTON TOWN NATURAL RESOURCES MEMORANDUM, DATED FEBRUARY 4, 2020.

LM: SURVEY
VIEW: SURVEY
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The offsets or dimensions shown from structures to the property lines are for a specific purpose and use, and therefore, are not intended to guide in the erection of fences, retaining walls, pools, patios, planting areas, additions to buildings and any other construction. Subsurface and environmental conditions were not examined or considered as a part of this survey. Easements, Rights-of-Way of record, if any, are not shown. Property corner monuments were not placed as a part of this survey.



**Barrett
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Certified to: Title No.: 7168750

CLEVENGER BEACH LLC.

Tax Map: DISTRICT 300 SECTION 16 BLOCK 3 LOT 21			Unauthorized alteration or addition to this survey is a violation of section 7209 of New York State Education Law		
Map of: EAST END ESTATES			Copies of this survey map not bearing the land surveyor's embossed seal and signature shall not be considered to be a true and valid copy		
Map lot: 38					
Map Block: ---					
File Date: 6/19/1978					
File No.: 6690		County: SUFFOLK			
Situate: MONTAUK, TOWN OF EAST HAMPTON					
Date	By	Revision			
7/28/2023	P.F.	CLIENT COMMENTS			
8/04/2023	P.F.	CLIENT COMMENTS			
Surveyed by: C.S.		Drafted by: J.F.	Checked by: P.F.		
Date: JULY 19, 2023		Scale: 1" = 50'	Project No.: A190497A		

