

SURVEYED: MAY 23, 1984
RE SURVEYED: JANUARY 27, 1997
RE SURVEYED: APRIL 15, 2005
RE SURVEYED: SEPTEMBER 10, 2025

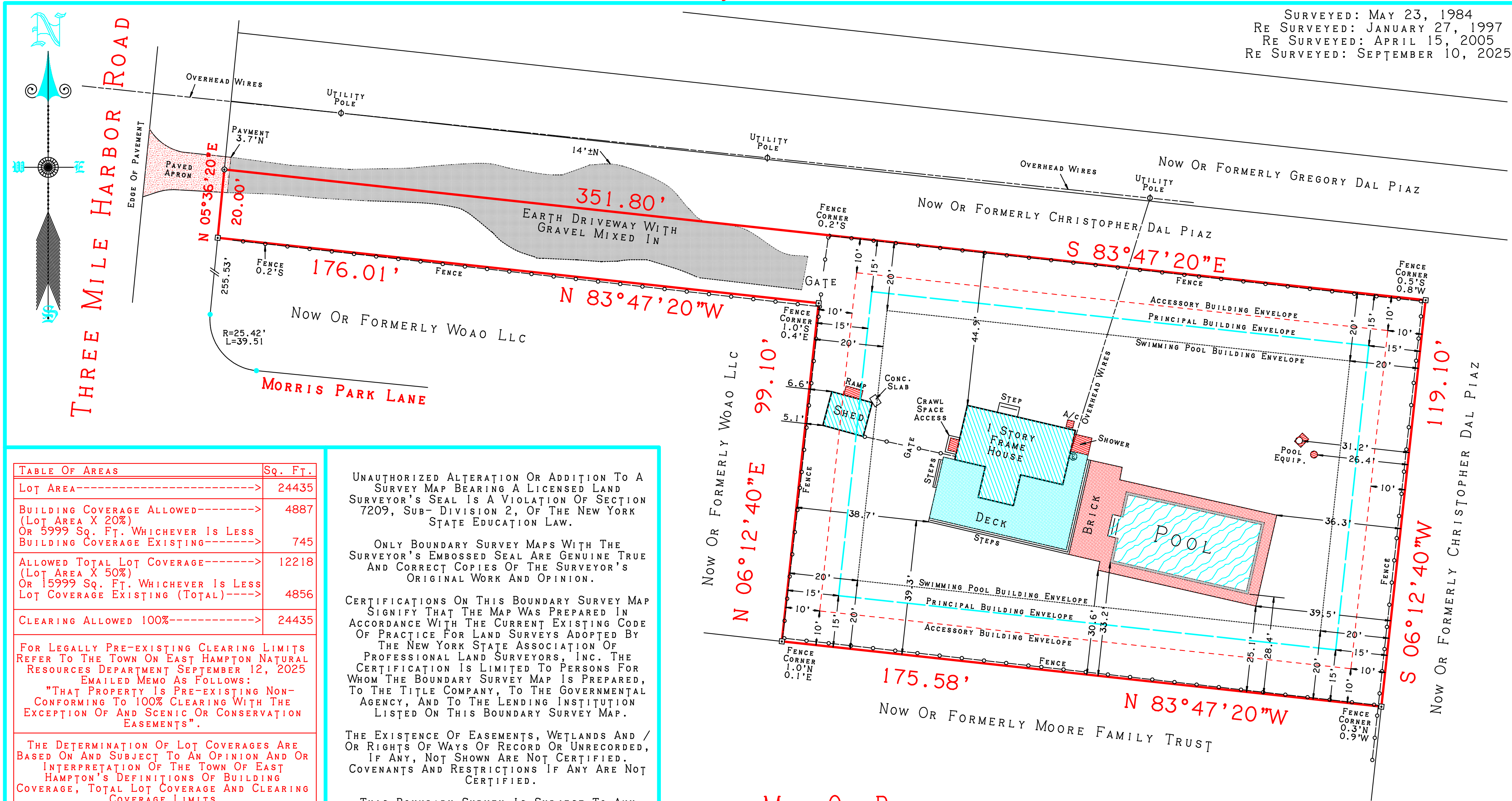


TABLE OF AREAS	Sq. Ft.
LOT AREA----->	24435
BUILDING COVERAGE ALLOWED-----> (LOT AREA X 20%) OR 5999 Sq. Ft. WHICHEVER IS LESS	4887
BUILDING COVERAGE EXISTING----->	745
ALLOWED TOTAL LOT COVERAGE-----> (LOT AREA X 50%) OR 15999 Sq. Ft. WHICHEVER IS LESS	12218
LOT COVERAGE EXISTING (TOTAL)----->	4856
CLEARING ALLOWED 100%----->	24435
FOR LEGALLY PRE-EXISTING CLEARING LIMITS REFER TO THE TOWN OF EAST HAMPTON NATURAL RESOURCES DEPARTMENT SEPTEMBER 12, 2025 E-MAILED MEMO AS FOLLOWS: "THAT PROPERTY IS PRE-EXISTING NON- CONFORMING TO 100% CLEARING WITH THE EXCEPTION OF AND SCENIC OR CONSERVATION EASEMENTS".	
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, TOTAL LOT COVERAGE AND CLEARING COVERAGE LIMITS.	
NOTE: BUILDING COVERAGES, TOTAL LOT COVERAGES AND CLEARING LIMITS ARE SHOWN FOR INFORMATION ONLY AND ARE NOT COVERED BY THIS CERTIFICATE.	

CERTIFICATIONS HEREON ARE NOT TRANSFERABLE
TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT
OWNERS.
CERTIFIED ONLY TO:
CINDY SPERA

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

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.

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.

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.

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 TO GUIDE THE
ERECTION OF FENCES, RETAINING WALLS,
POOLS, PATIOS, PLANTING AREAS, ADDITIONS
TO BUILDINGS OR ANY OTHER CONSTRUCTION.

MAP OF PROPERTY
SITUATE
TOWN OF EAST HAMPTON
SUFFOLK COUNTY, NEW YORK
SCALE: 1 INCH = 20 FEET
AREA = 24435 Sq. Ft.
OR ACRES 0.5609

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.

PLACEMENT OF BUILDING ENVELOPES AND OR
PROPOSED STRUCTURES SHOWN HEREON MAY BE
SUBJECT TO LIMITATIONS CAUSED BY THE
FOLLOWING CONDITIONS: WET LANDS,
ENVIRONMENTAL CONDITIONS, ON AND OFF
SITE CONDITIONS, EASEMENTS, COVENANTS
AND RESTRICTIONS OF RECORD. PROPOSED
BUILDING ENVELOPES AND OR PROPOSED
STRUCTURES ARE SUBJECT TO VERIFICATION
BY GOVERNMENTAL AGENCIES HAVING
JURISDICTION.

BUILDING ENVELOPES ARE ALSO SUBJECT TO:
1) PYRAMID LAW. 2) LOT COVERAGE LAWS.
3) OTHER REGULATIONS OF THE TOWN OF
EAST HAMPTON BUILDING AND ZONING CODES.

LEGEND	
□	FOUND CONCRETE MONUMENT
⊙	SET SPIKE
⊙	UTILITY POLE
⊙	ELECTRIC METER
A/c	AIR CONDITIONER
—	FENCE
—	OVER HEAD WIRES