

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. 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.

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

OWNERS.
CERTIFIED ONLY TO:
ROGER D. ELTON

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

NOT A VALID COPY UNLESS MARKED WITH ORIGINAL
AND SURVEYOR'S SIGNATURE

TABLE OF AREAS		Sq. Ft.
LOT AREA----->		31828
ALLOWED TOTAL BUILDING COVERAGE-->		6366
(LOT AREA X 20%)		
EXISTING TOTAL BUILDING COVERAGE-->		1974
ALLOWED TOTAL LOT COVERAGE----->		15914
(LOT AREA X 50%)		
EXISTING TOTAL LOT COVERAGE----->		8977
ALLOWED TOTAL CLEARING----->		17957
(LOT AREA X 25%) +10000		
EXISTING TOTAL CLEARING----->		26100
APPROXIMATE AS OF SEPT. 4, 2015		

GRANDFATHERING AND OR NON CONFORMING PRE-EXISTING CONDITIONS. CLEARING LIMITS ARE BASED ON THE INTERPRETATION OF AN OPINION AND OR INTERPRET SUBJECT TO THE TOWN OF EAST HAMPTON'S DEFINITION OF CLEARING. NOTE: IN AREAS WHERE THE VEGETATION IS BEING MAINTAINED BY LEAF REMOVAL, IRRIGATION, MULCHING AND OR ANY OTHER TYPE OF PROPERTY MAINTENANCE SHALL BE CONSIDERED CLEARING FOR THIS SURVEY. CLEARING LIMITS TO BE VERIFIED BY THE PROPER MUNICIPALITY AND/OR AGENCIES BEFORE USING. CLEARING LIMITS ARE NOT CERTIFIED TO BE CORRECT.

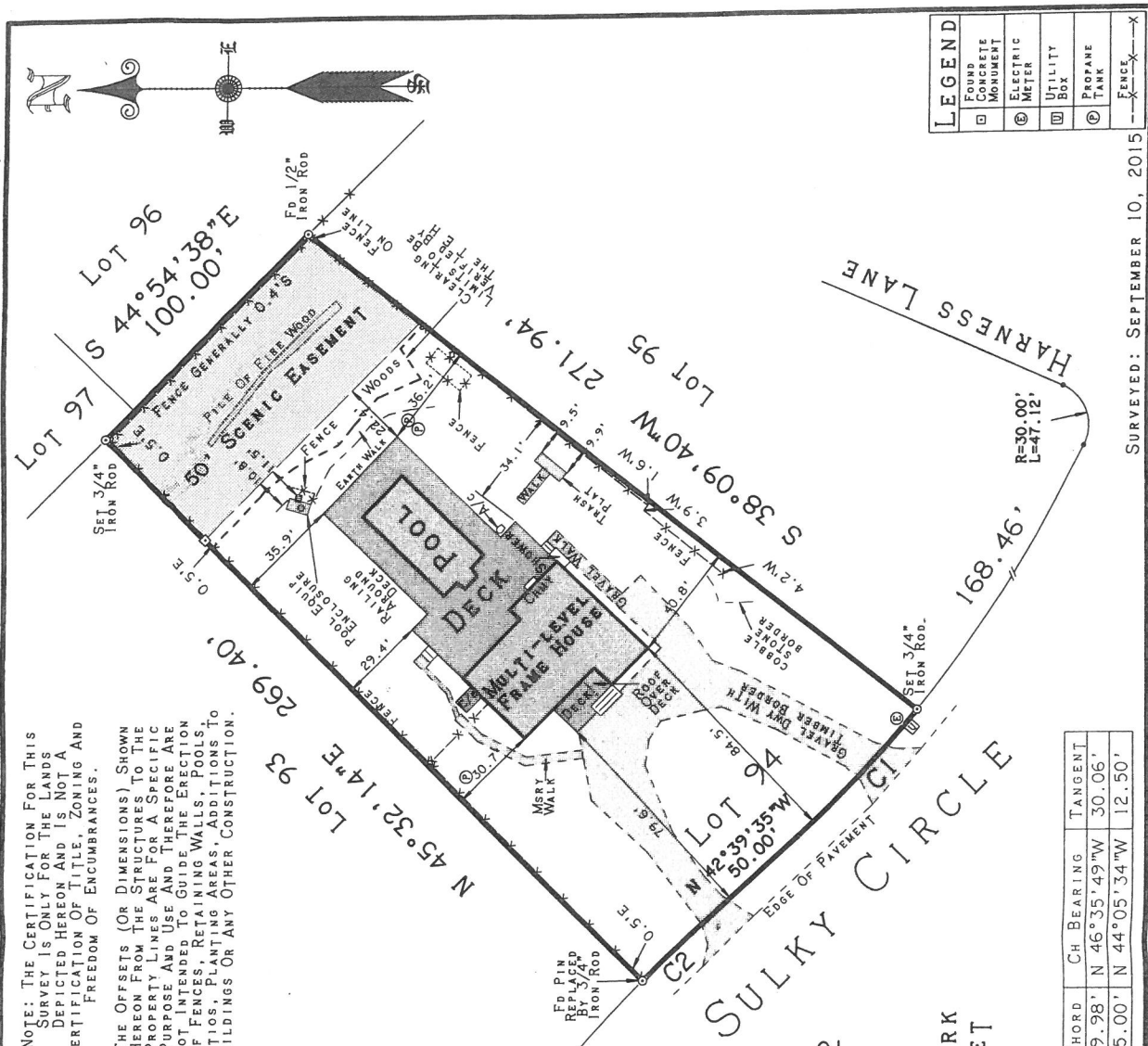
FOR THIS SURVEY ITEMS NOT INCLUDED IN LOT
COVERAGE ARE: ROOF EVES, SANITARY
SYSTEMS, DRY WELLS, ROOF GUTTERS -
DOWNSPOUTS, ELECTRIC METER, FENCES,
RETAINING WALLS AND OTHER UTILITIES
SUBSURFACE OR OVER HEAD.

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.

LOT 94
MAP OF
HANSON HILLS
SECTION FOUR
FILED: MARCH 31, 1982
AS MAP NUMBER: 7060
SITUATED:
TOWN OF EAST HAMPTON
SUFFOLK COUNTY, NEW YORK
SCALE: 1 INCH = 40 FEET
AREA = 31828 Sq. Ft.
OR 0.7307 ACRE

CURVE	RADIUS	ARC	DELTA ANGLE	CHORD	CH BEARING	TANGENT
C1	436.75'	60.03'	07°52'27"	59.98'	N 46°35'49"W	30.06'
C2	499.77'	25.00'	02°51'59"	25.00'	N 44°05'34"W	12.50'

PLOT 72P69.GXD 72P69.TXT BK72P69-71 EH 24-16



SURVEYED: SEPTEMBER 10, 2015

PLOT 72P69.GXD 72P69.TXT BK72P69-71 EH 24-16

LEGEND	
□	FOUND CONCRETE MONUMENT
⊗	ELECTRIC METER
Ⓜ	UTILITY BOX
Ⓟ	PROPANE TANK
FENCE —X—X—X—X—	