

LOT 845
MAP OF SECTION No. 4
CLEARWATER BEACH
FILED: FEBRUARY 25, 1960
FILE No. 3123
SITUATE: FIREPLACE
TOWN OF EAST HAMPTON
SUFFOLK COUNTY, NEW YORK
AREA = 0.46 ACRE
OR 20141 Sq. Ft.
SCALE: 1 INCH = 30 FEET

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.

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.

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

CERTIFIED ONLY TO:
JOHN LEE

PATRICK A. HINES LAND SURVEYOR
Patrick A. Hines NYS Lic. #49566
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AMAGANSETT, NY 11930-0860
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CLEARING DATA:
TOTAL AREA = 20141 Sq. Ft.
ALLOWABLE CLEARING = 15035 Sq. Ft.
EXISTING CLEARING = 19080 Sq. Ft. APPROXIMATE AS OF
ALLOWABLE CLEARING SUBJECT TO GRANDFATHERING AND OR NON CONFORMING PRE-EXISTING CONDITIONS. CLEARING LIMITS ARE BASED ON AN OPINION OF THE TOWN OF EAST HAMPTON'S DEFINITION OF CLEARING. NOTE: IN AREAS WHERE THE VEGETATION IS BEING MAINTAINED BY LEAF REMOVAL, MULCHING AND OR ANY OTHER TYPE OF PROPERTY MAINTENANCE SHALL BE CONSIDERED CLEARED 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.



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.

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	5°45'01"	992.28'	99.58'	49.84'	99.54'	N 22°29'04"W
C 2	5°45'01"	1177.28'	118.15'	59.13'	118.10'	S 22°29'03"E

Plot 10P75A.Gxd A889.TxT Bk10P3&75 EH 17-1

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