

MAP OF LOTS 5 thru 10 and p/o Amagansett Place HAMPTON HEIGHTS SITUATE Amagansett

Filed May 22, 1926 as Map No. 807
Town of East Hampton, Suffolk Co., N.Y.
S.C.T.M. No. 300-170-1-22.21
Area: 28,758 S.F. or 0.660 Acres
(Exclud. Area of Possible Overlap)

Scale: 1"=30'

Certified To:
Arben Shoshi
Austin Keyes

General Notes:

- 1.) 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.
- 2.) Certifications indicated hereon shall run only to the person for whom the survey is prepared, and on his/her behalf to the title company, governmental agency and lending institution listed hereon. Certifications are not transferable to additional institutions or subsequent owners. Certification indicated hereon signify that this survey was prepared in accordance with the existing code of practice for land surveyors.
- 3.) The certifications for this survey is only for the lands depicted hereon and is not a certification of title, zoning or freedom of encumbrances. Certifications run only to the last field survey date.
- 4.) The existence of, but not limited to: any subsurface improvements or encroachments, wetlands, easements, covenants or restrictions, recorded or unrecorded, are not guaranteed or certified unless physically evident at the time the field survey was completed and shown on the survey map.
- 5.) 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 for the construction of fences, retaining walls, pools, patios, additions to buildings or any other structures.
- 6.) This survey was performed without an Abstract of Title and/or Title Report and is subject to any statement of fact revealed by a current Abstract of Title and/or Title Report.

Legend:

- = Set or Found Concrete Monument
- = Set or Found Iron Pin
- P.E. = Pool Equipment
- ELE MTR = Electric Meter
- C.E. = Cellar Entrance
- L.P. = Liquid Propane Tank
- SHWR = Outdoor Shower
- (ON)(OFF) = Located On or Off Subject Property
- H.T. = Hot Tub
- C.P. = Cold Plunge Pool
- HTR = Pool Heater
- E.O.C. = Edge Of Clearing
- ⌒ = Centerline

Zoning Note:

This survey is not making any certification or representation pertaining to zoning unless specifically stated hereon. For complete zoning information contact the proper municipality and/or agency of jurisdiction.

Conflict Note:

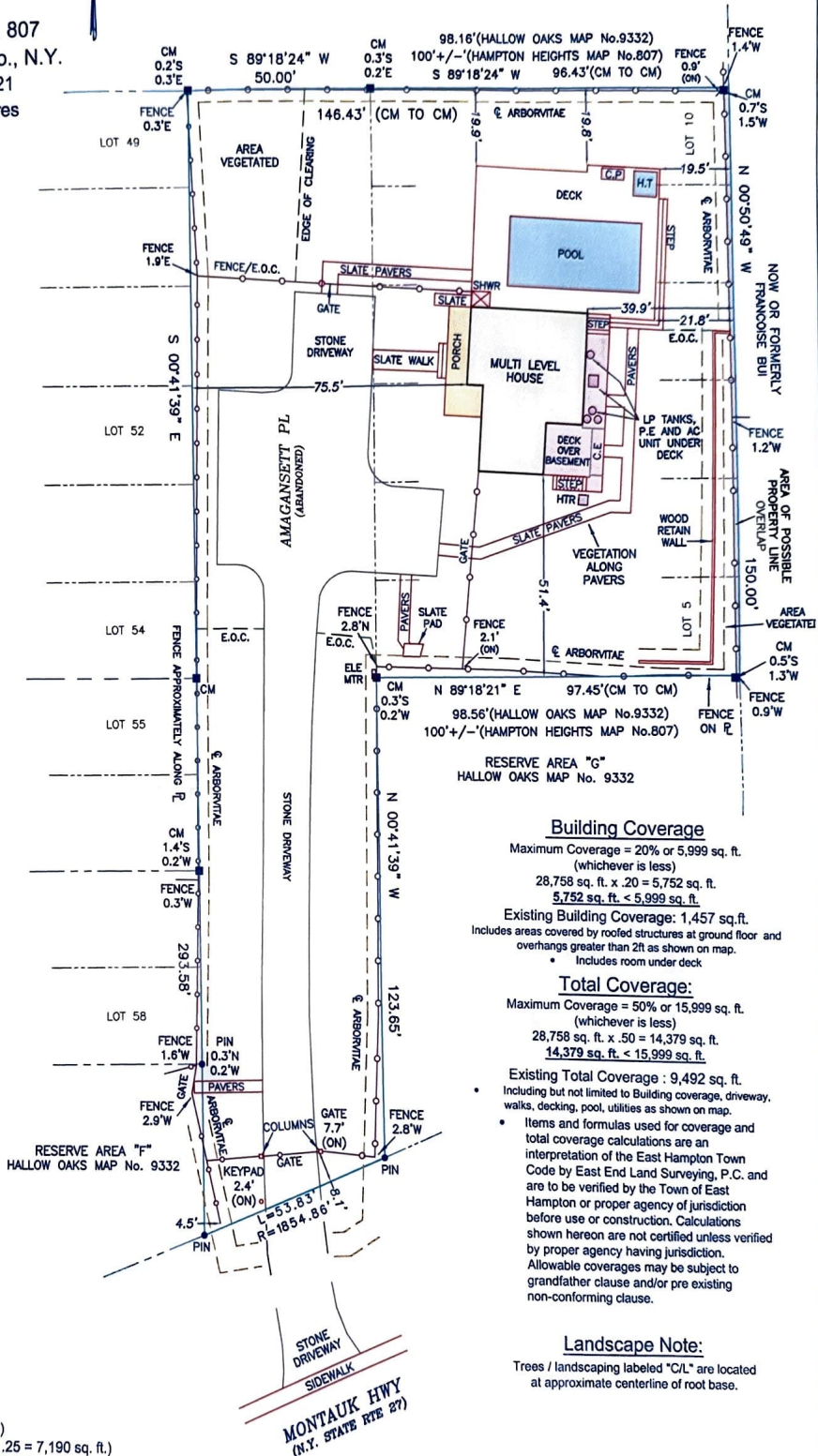
Conflicting monuments found in the vicinity of the subject property and conflicting available record documents indicate the possibility of various interpretations of the physical positioning of the property lines and my create the existence of a possible property line overlap that may require a lot line agreement.

Clearing Note:

Clearing Allowed: 10,000 sq. ft. + (Lot Area x 25%)
10,000 sq. ft. + (28,758 sq. ft. x .25 = 7,190 sq. ft.)
10,000 sq. ft. + 7,190 sq. ft. = 17,190 sq. ft.
Clearing Allowed: 17,190 sq. ft.
Clearing Existing: 16,973 sq. ft.

Clearing limits are based on an interpretation of the Town of East Hampton's definition of clearing by East End Land Surveying, P.C. and refer to the square footage only. Plantings and shrubs / vegetation used for clearing calculations are to be verified by the Town of East Hampton or the proper agency having jurisdiction before use or construction.
Survey does not certify that the vegetation, if any, used for areas of re-vegetation meets East Hampton Town code or approval. Clearing calculations refer to square footage only. Plants and shrubs used for re-vegetation, if any, are to be approved by East Hampton Town Planning Department or the proper agency having jurisdiction before use or construction.
Covenants and Restrictions of record, if any, not shown that are more restrictive than Town Code may apply and is to be determined by the Town of East Hampton. Clearing may be subject to pre-existing non-conforming conditions.
Clearing limits are to be verified by the Town of East Hampton or the proper agency having jurisdiction before use or construction. Clearing limits are not certified to be correct unless verified.

LOT 20
HALLOW OAKS MAP No. 9332



Building Coverage

Maximum Coverage = 20% or 5,999 sq. ft. (whichever is less)
28,758 sq. ft. x .20 = 5,752 sq. ft.
5,752 sq. ft. < 5,999 sq. ft.

Existing Building Coverage: 1,457 sq. ft.

Includes areas covered by roofed structures at ground floor and overhangs greater than 2ft as shown on map.
• Includes room under deck

Total Coverage:

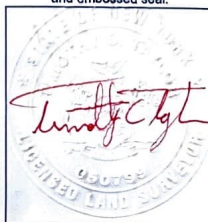
Maximum Coverage = 50% or 15,999 sq. ft. (whichever is less)
28,758 sq. ft. x .50 = 14,379 sq. ft.
14,379 sq. ft. < 15,999 sq. ft.

Existing Total Coverage: 9,492 sq. ft.
• Including but not limited to Building coverage, driveway, walks, decking, pool, utilities as shown on map.
• Items and formulas used for coverage and total coverage calculations are an interpretation of the East Hampton Town Code by East End Land Surveying, P.C. and are to be verified by the Town of East Hampton or proper agency of jurisdiction before use or construction. Calculations shown hereon are not certified unless verified by proper agency having jurisdiction. Allowable coverages may be subject to grandfather clause and/or pre existing non-conforming clause.

Landscape Note:

Trees / landscaping labeled "C/L" are located at approximate centerline of root base.

Not a valid copy without surveyor's original signature and embossed seal.



May 3, 2024 : Update Fence Only
Apr. 1, 2024 : Update
Nov. 1, 2023 : Update
Apr. 1, 2020 : Update Fences
Mar. 19, 2020 : Update
Oct. 10, 2019 : Update
June 18, 2018 : Proposed
May 30, 2018 : Lot Merger and Calc's Only
Feb. 19, 2018 : Spot Elevations
Surveyed : Dec. 12, 2017

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