Suffolk County Tax Map Number: 300-102-6-19

Table Of Areas	Sq. Ft.
Lot Area---------->	42045
Building Coverage Allowed--------> (Lot Area X 15%) Or 6399 Sq. Ft. Whichever Is Less	6307
Building Coverage Existing------->	1416
Building Coverage Proposed------->	N/A
Bldg Coverage Existing + Proposed>	N/A
Allowed Total Lot Coverage-------> (Lot Area X 40%) Or 29399 Sq. Ft. Whichever Is Less	16818
Lot Coverage Existing (Total)---->	7283
Lot Coverage Proposed---------->	N/A
Lot Coverage Existing + Proposed->	N/A
Clearing Allowed----------> (Lot Area X 25%) +10000	20511
Clearing Existing---------->	15400
Approximate As Of October 28, 2025	
Clearing Proposed---------->	N/A
Clearing Existing + Proposed----->	N/A

Clearing Limits Must Be Verified With The Appropriate Regulatory Agencies Having Jurisdiction Before Using. Clearing Limits Are Not Certified To Be Correct.

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.

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.

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.

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.

The Locations Of Cesspools, Septic Tanks, Water Wells, Water Service Lines, And Any Other Underground Installations, If Any, Are Shown In Accordance With Sources Believed To Be Accurate, However These Locations Are Not Certified To Be Correct And This Office Does Not Assume Responsibility For Their Accuracy.

Certifications Hereon Are Not Transferable To Additional Institutions Or Subsequent Owners.

Certified Only To:
Spoerri Real Estate Llc

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: Phinesls@optonline.net

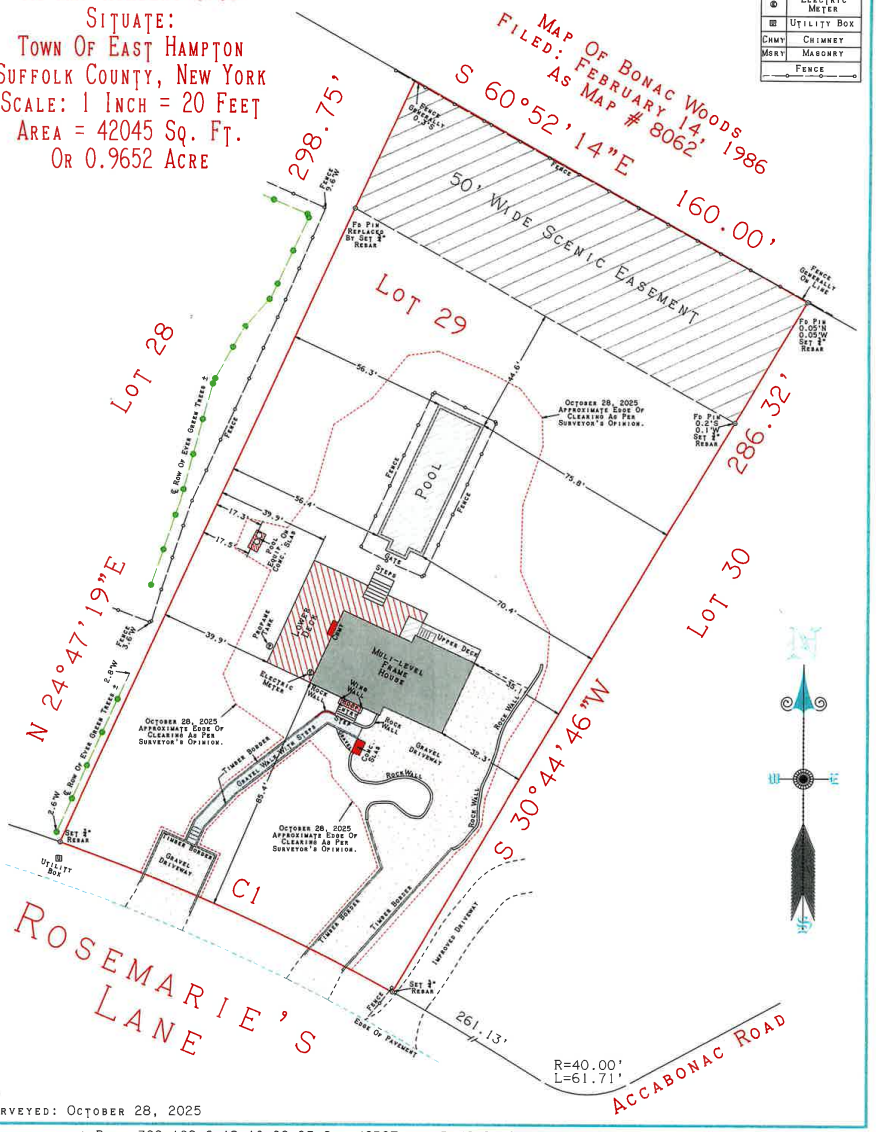
Not A Valid Copy Unless Marked With Original Land Surveyor's Embossed Seal And Signature.

Lot 29 ~ Map Of
Spring Hollow At Springs
Filed: December 28, 1978
As Map Number: 6765
Situate:
Town Of East Hampton
Suffolk County, New York
Scale: 1 Inch = 20 Feet
Area = 42045 Sq. Ft.
Or 0.9652 Acre

Curve	Radius	Arc	Delta Angle	Chord	Ch Bearing	Tangent
C1	751.06'	130.00'	09°55'02"	129.84'	N 66°01'51"W	65.16'

Legend

⊙	Set 3/4" Iron Rod
Ⓔ	Electric Meter
⊞	Utility Box
Chmy	Chimney
Msry	Masonry
	Fence



Surveyed: October 28, 2025

* Plot 300-102-6-19_10-28-25.Gxd 48P27.txt Bk48P25-26,29-31 61P47,51 Eh22-17 *