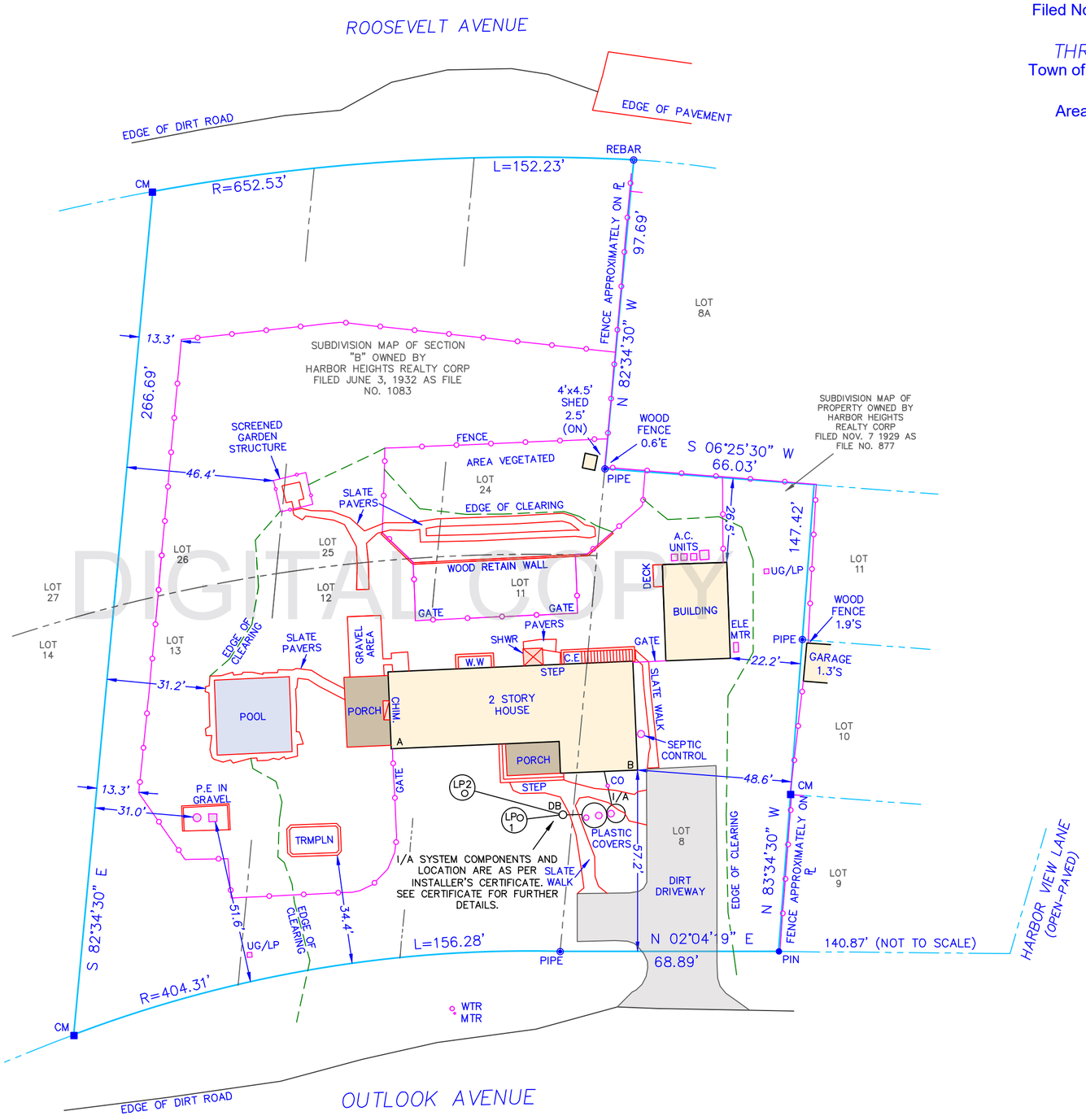
MAP OF
LOTS 11-13 AND 24-26
HARBOR HEIGHTS REALTY CORP
SECTION "B"
Filed June 3, 1932 as Map No. 1083
AND **LOT 8**
HARBOR HEIGHTS REALTY CORP
Filed November 7, 1929 as Map No. 877
SITUATE
THREE MILE HARBOR
Town of East Hampton, Suffolk Co., N.Y.
SCTM# 300-57-4-28.1
Area: 48,541 S.F. or 1.114 Acres
Scale: 1"=30'

Old Filed Map Note:
Urban Renewal Parcel #10 Map 1088
Urban Renewal Parcel #4 Map 877
Sheet No. SP-6



DIGITAL COPY

Certified To:
Emma Field
Derek Field

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 subsurface improvements or encroachments, wetlands, easements, covenants or restrictions of record, if any, not shown are not certified.
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
- ◎ = Set or Found Rebar
- ◉ = Found Pipe
- WTR MTR = Water Meter
- WW = Window Well
- CE = Cellar Entrance
- CO = Clean Out
- UG/LP = Underground Liquid Propane Tank
- ELE MTR = Electric Meter
- TRMPLN = Trampoline

Building Coverage:
Maximum Coverage = 15% or 8,399 sq. ft.
(whichever is less)
48,541 sq. ft. x .15 = 7,281 sq. ft.
7,281 sq. ft. < 8,399 sq. ft.
Existing Building Coverage: 3,225 sq. ft.
- Includes areas covered by roofed structures and overhangs and chimneys 2ft and greater as shown on map.

Total Coverage:
Maximum Coverage = 40% or 29,399 sq. ft.
(whichever is less)
48,541 sq. ft. x .40 = 19,416 sq. ft.
19,416 sq. ft. < 29,399 sq. ft.
Existing Total Coverage : 7,320 sq. ft.
- Including but not limited to: All structures and uses, driveway, walks, decking, pool, trampoline and utilities as shown on map.
- Items and formulas used for building coverage and total coverage calculations are an interpretation of the East Hampton Town Code by East End Land Surveying, P.C. and must be verified by the Town of East Hampton or proper agency of jurisdiction before use or construction. Covenants and Restrictions of record, if any, not shown on map that are more restrictive than Town Code may apply, and their applicability is to be determined by the Town of East Hampton. Calculations shown hereon are not certified unless verified by The Town of East Hampton or the proper agency having jurisdiction.

Clearing Note:
Clearing Allowed: 10,000 sq. ft. + (Lot Area x 25%)
10,000 sq. ft. + (48,541 sq. ft. x .25 = 12,135 sq. ft.)
10,000 sq. ft. + 12,135 sq. ft. = 22,135 sq. ft.
Clearing Allowed: **22,135** sq. ft.
Clearing Existing: 21,539 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. Some areas of vegetation have sparse leaf coverage but are not being used and are considered vegetated. Plantings and shrubs / vegetation used for clearing calculations must 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, must be approved by East Hampton Town 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 their applicability is to be determined by the Town of East Hampton or the proper agency having jurisdiction.
Clearing may be subject to pre-existing non-conforming conditions.
Clearing limits must 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.

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. Covenants and Restrictions of record, if any, not shown that are more restrictive than East Hampton Town Code may apply, and their applicability is to be determined by the Town of East Hampton or the proper agency having jurisdiction before use or construction.

Deed Note:
Conflicting interpretation of available record documents for the subject property and surrounding properties and the monuments in the vicinity of the subject property may indicate the possibility of various interpretations of the either or both the physical positioning of the property and length of the property lines.

EE427(BK407-PG120)pool final_3-11-26.dwg

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

March 11, 2026 : Update
April 1, 2025 : Proposed Pool
Nov. 13, 2023 : Update Property
Sept. 27, 2023 : Update Septic Control Only
June 7, 2023 : Update for HD
October 5 2022 : Update Proposed Only
August 24, 2022 : Update Proposed Only
April 29, 2022 : Proposed Only
Surveyed : January 12, 2022

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