

Clearing Note: (Water Recharge Overlay)

Clearing Allowed: 10,000 sq.ft. + (Lot Area x 12.5%)
 10,000 + (40,474 sq. ft. x .125 = 5,059 sq.ft.)
 10,000 + 5,059 = **15,059 sq. ft.**

Clearing Allowed: **15,059 sq.ft.**

Clearing Existing: 13,334 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. Allowable 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.

MAP OF
PROPERTY
SITUATE
NORTHWEST

Town of East Hampton, Suffolk Co., N.Y.
 Water Recharge Overlay Dist.
 SCTM# 300-73-1-14
 Area: 40,474 S.F. or 0.929 Acres

Scale: 1"=40'

Certified To:

Rory Rose
 Julie Rose
 Spano Abstract Service Corp.
 First American Title Insurance Company
 Citizens Bank, N.A.

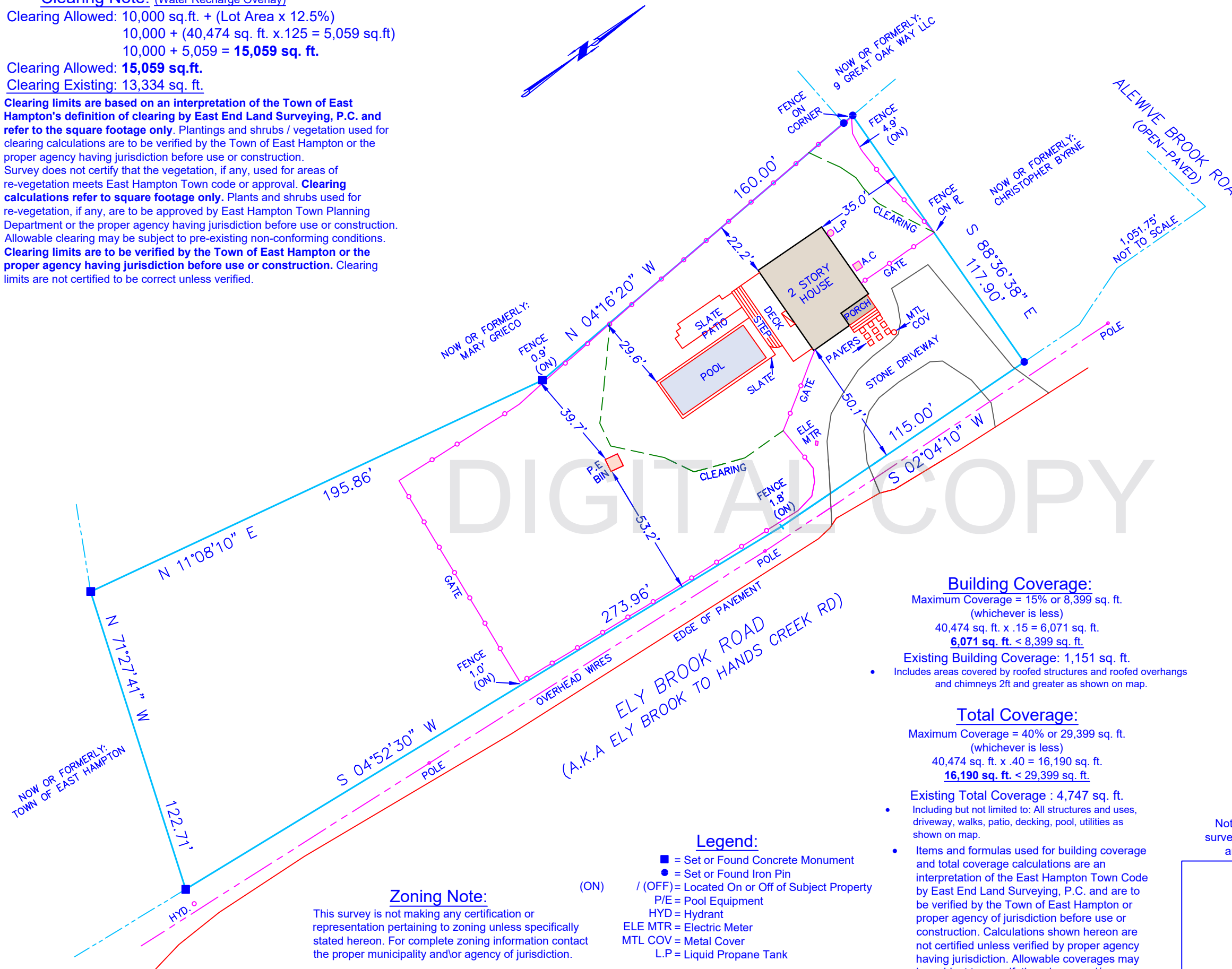
General Notes:

- 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.

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

January 2, 2024 : Update
 Surveyed : Nov. 28, 2023

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 NYS Lic.# 050799
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 Email: eastends@gmail.com



Building Coverage:

Maximum Coverage = 15% or 8,399 sq. ft.
 (whichever is less)

40,474 sq. ft. x .15 = 6,071 sq. ft.

6,071 sq. ft. < 8,399 sq. ft.

Existing Building Coverage: 1,151 sq. ft.

- Includes areas covered by roofed structures and roofed overhangs and chimneys 2ft and greater as shown on map.

Total Coverage:

Maximum Coverage = 40% or 29,399 sq. ft.
 (whichever is less)

40,474 sq. ft. x .40 = 16,190 sq. ft.

16,190 sq. ft. < 29,399 sq. ft.

Existing Total Coverage : 4,747 sq. ft.

- Including but not limited to: All structures and uses, driveway, walks, patio, decking, pool, 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 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.

Legend:

- = Set or Found Concrete Monument
- = Set or Found Iron Pin
- (ON) / (OFF) = Located On or Off of Subject Property
- P/E = Pool Equipment
- HYD = Hydrant
- ELE MTR = Electric Meter
- MTL COV = Metal Cover
- L.P = Liquid Propane Tank

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.