

# SUFFOLK COUNTY TAX MAP NUMBER: 300-185-2-10

**PORTION OF LOT 7**  
**PLAT OF DIVISION OF PROPERTY**  
**OF MRS. A. H. LARKIN**  
**FILED: SEPTEMBER 27, 1915**  
**MAP NUMBER: 246**  
**SITUATE**  
**TOWN OF EAST HAMPTON**  
**SUFFOLK COUNTY, NEW YORK**  
**SCALE: 1 INCH = 20 FEET**  
**AREA = 21599 Sq. Ft.**  
**OR ACRES 0.4958**

LEGEND	
	FOUND CONCRETE MONUMENT
	UTILITY POLE
	PROPANE TANK
	CELLAR ENTRY
	AIR CONDITIONER
	MASONRY
	FENCE
	OVER HEAD WIRES

TABLE OF AREAS	Sq. Ft.
LOT AREA----->	21599
BUILDING COVERAGE ALLOWED----->	4320
(LOT AREA X 20%)	
OR 5999 Sq. Ft. Whichever Is Less	
BUILDING COVERAGE EXISTING----->	2870
BUILDING COVERAGE PROPOSED----->	N/A
BLDG COVERAGE EXISTING + PROPOSED->	N/A
ALLOWED TOTAL LOT COVERAGE----->	10800
(LOT AREA X 50%)	
OR 15999 Sq. Ft. Whichever Is Less	
LOT COVERAGE EXISTING (TOTAL)----->	5783
LOT COVERAGE PROPOSED----->	N/A
LOT COVERAGE EXISTING + PROPOSED->	N/A
CLEARING ALLOWED 100%----->	21599

FOR THE DETERMINATION OF CLEARING LIMITS REFER TO DECEMBER 22, 2025 EMAILED MEMO FROM THE TOWN OF EAST HAMPTON NATURAL RESOURCE DEPARTMENT AS FOLLOWS: THAT PROPERTY IS PRE-EXISTING NON-CONFORMING TO 100% CLEARING WITH THE EXCEPTION OF AND SCENIC OR CONSERVATION EASEMENTS.

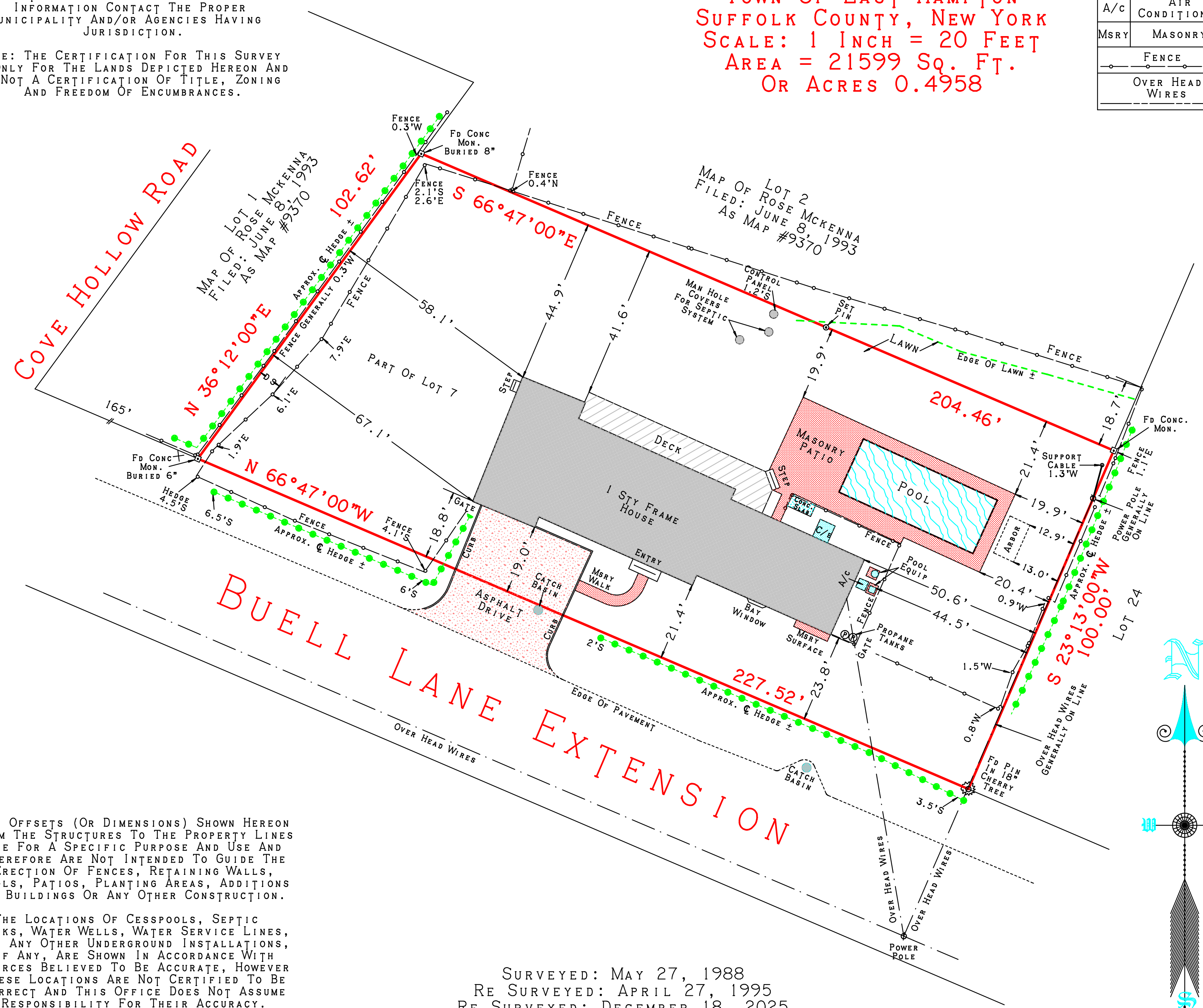
THE DETERMINATION OF LOT COVERAGES ARE BASED ON AND SUBJECT TO AN OPINION AND OR INTERPRETATION OF THE TOWN OF EAST HAMPTON'S DEFINITIONS OF BUILDING COVERAGE, TOTAL LOT COVERAGE AND CLEARING COVERAGE LIMITS.

NOTE: BUILDING COVERAGES, TOTAL LOT COVERAGES AND CLEARING LIMITS ARE SHOWN FOR INFORMATION ONLY AND ARE NOT COVERED BY THIS CERTIFICATE.

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.



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.

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

CERTIFIED ONLY TO:  
WENDY MEYER REVOCABLE TRUST

**PATRICK A. HINES LAND SURVEYOR**  
 Nys Lic. #49566  
 P O Box 860 (18 TIMBER TRAIL)  
 AMAGANSETT, NY 11930-0860  
 PHONE AND FAX: (631) 324-4024  
 EMAIL: PHINESLS@OPTONLINE.NET

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.

SURVEYED: MAY 27, 1988  
 RE SURVEYED: APRIL 27, 1995  
 RE SURVEYED: DECEMBER 18, 2025

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