



# MAP OF PROPERTY SITUATE

Town Of East Hampton, Suffolk Co., N.Y.  
SCTM# 300-184-2-43  
Area: 31,619 S.F. or 0.726 Acres

Scale: 1"=30'

Certified To:  
Elicia Ling  
Family First Funding LLC  
Old Republic National Title Insurance Company

**Building Coverage:**  
Maximum Coverage = 20% of 5,999 sq. ft. (whichever is less)  
31,619 sq. ft. x .20 = 6,324 sq. ft.  
5,999 sq. ft. < 6,324 sq. ft.  
Existing Building Coverage: 1,792 sq. ft. and greater, as shown on map.

**Total Coverage:**  
Maximum Coverage = 50% or 15,999 sq. ft. (whichever is less)  
31,619 sq. ft. x .50 = 15,810 sq. ft.  
15,810 sq. ft. < 15,999 sq. ft.

Existing Total Coverage = 8,502 sq. ft.  
Including but not limited to: All structures, 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. 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.

### 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.
- 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 is subject to any statement of fact revealed by a current Abstract of Title and/or Title Report.



### 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.

### Clearing Note:

Clearing Allowed: 26,828 sq. ft. \* As per memo  
Clearing Existing: 26,828 sq. ft.  
Allowable clearing is as per memo from Mark Abramson of the East Hampton Town Natural Resources Environmental Protection Department. Clearing Limits are not certified to be correct unless verified.

### Legend:

- = Set or Found Iron Pin
- (ON) / (OFF) = Located On or Off Subject Property
- SHWR = Outdoor Shower
- C.E = Cellar Entrance
- UG/LP = Underground Liquid Propane Tank

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

*[Handwritten Signature]*

Surveyed: July 16, 2020

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