

EASEMENT AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT AT THE TIME OF SURVEY.

THE OFFSET 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 DIRECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITIONS TO BUILDINGS AND ANY OTHER CONSTRUCTION.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 1309 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TITLE COPY.

CERTIFICATIONS INDICATED HEREON SHALL APPLY ONLY TO THE PERSONS FOR WHOM THE SURVEY IS PREPARED AND ON BEHALF OF THE SURVEYOR, TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

**OLD ORCHARD LANE**

LOT AREA: 82,967 SQ.FT. = 1.905 ACRE  
 CURRENT ZONING - A-2  
 WATER RECHARGE OVERLAY DISTRICT

ALLOWABLE CLEARING:  
 10,000 SQ.FT + 12.5% LOT AREA (10,371 SQ.FT.)= 20,371 SQ.FT. =24.6%

CLEARING: 19,815 SQ.FT. = 23.9%

ALLOWABLE BUILDING COVERAGE:  
 15% OR 8,399 SQ.FT. WHICHEVER IS LESS: 8,399 SQ.FT. = 10.1%

BUILDING COVERAGE: 2,895 SQ.FT. = 3.5%

ALLOWABLE TOTAL LOT COVERAGE:  
 40% OR 29,399 SQ.FT. WHICHEVER IS LESS: 29,399 SQ.FT. = 35.4%

TOTAL LOT COVERAGE: 10,625 SQ.FT. = 12.8%

R=30.00'  
 L=44.92'  
 S 65°38'30" E  
 70.77'

R=225.00' L=123.86'

**RUFFED GROUSE COURT**

RESERVED AREA "B"  
 S 83°42'06" E  
 210.00'  
 S 29°24'50" E  
 85.00'

CERTIFIED TO: MICHAEL MEOTTI  
 SERVICE LINK  
 FIDELITY NATIONAL TITLE INSURANCE CO.  
 CITIZENS BANK N.A.

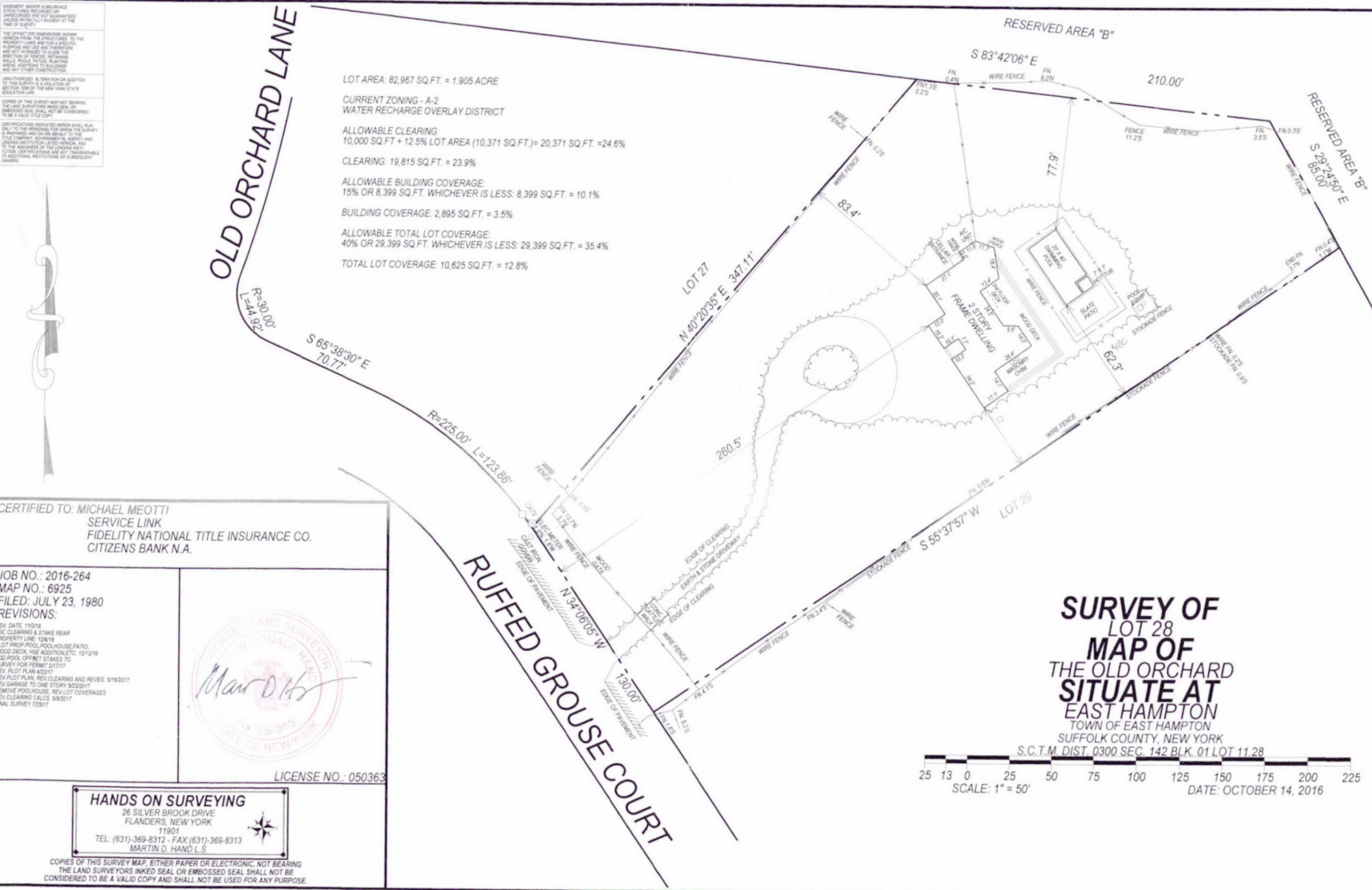
JOB NO.: 2016-264  
 MAP NO.: 6925  
 FILED: JULY 23, 1980  
 REVISIONS:  
 REV. DATE 11/2/16  
 LOC CLEARING & STAKE REAR  
 PROPERTY LINE 12/5/16  
 PLOT PROP POOL, POOLHOUSE PATIO,  
 WOOD DECK, HSE ADDITION, ETC. 12/12/16  
 ADD POOL OFFSET STAKES TO  
 SURVEY FOR PERMIT 2/17/17  
 REV. PLOT PLAN 4/22/17  
 REV. PLOT PLAN, REV. CLEARING AND REVEG. 5/16/2017  
 REV. GARAGE TO ONE STORY 5/25/2017  
 REMOVE POOLHOUSE, REV. LOT COVERAGES  
 REV. CLEARING CALC. 5/9/2017  
 FINAL SURVEY 7/25/17



LICENSE NO.: 050363

**HANDS ON SURVEYING**  
 26 SILVER BROOK DRIVE  
 FLANDERS, NEW YORK  
 11901  
 TEL: (631)-369-8312 - FAX: (631)-369-8313  
 MARTIN D. HAND L.S.

COPIES OF THIS SURVEY MAP, EITHER PAPER OR ELECTRONIC, NOT BEARING THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID COPY AND SHALL NOT BE USED FOR ANY PURPOSE.



**SURVEY OF  
 LOT 28  
 MAP OF  
 THE OLD ORCHARD  
 SITUATE AT  
 EAST HAMPTON  
 TOWN OF EAST HAMPTON  
 SUFFOLK COUNTY, NEW YORK  
 S.C.T.M. DIST. 0300 SEC. 142 BLK. 01 LOT 11.28**

