

MAP OF
LOTS 38-40 IN BLOCK 4
BARNES LANDING
SECTION 1
SITUATE
SPRINGS

Filed July 8, 1952 as Map No. 1935
Town of East Hampton, Suffolk Co., N.Y.
SCTM# 300-103-6-25
Area: 12,067 S.F. or 0.277 Acres

Scale: 1"=30'

Certified To:
Three Chapel Lane LLC

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.

May 16, 2026: Envelopes
Survey: May 11, 2026

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Legend:

- = Set or Found Iron Pin
- (ON)/ (OFF) = Located On or Off of Subject Property
- UG/LP = Underground Liquid Propane Tank
- MTL COV = Metal Cover
- CB = Catch Basin
- = Property Line

Building Coverage:

Maximum Coverage = 20% or 5,999 sq. ft.
(whichever is less)

12,067 sq. ft. x .20 = 2,413 sq. ft.
2,413 sq. ft. < 5,999 sq. ft.

Existing Building Coverage: 1,928 sq. ft.

Includes areas covered by roofed structures and cornices, eaves, chimneys, fireplaces projecting greater than 2ft

Total Coverage:

Maximum Coverage = 50% or 15,999 sq. ft.
(whichever is less)

12,067 sq. ft. x .50 = 6,034 sq. ft.
6,034 sq. ft. < 15,999 sq. ft.

Existing Total Coverage : 3,876 sq. ft.

- Including but not limited to: All structures and uses at grade, building coverage, driveway, walks, patio, walls 1ft in width and greater, decking, brick, utilities as shown on map.
- Structures, uses, areas and lot areas, 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 and enforcement are to be determined by the Town of East Hampton. 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.

Clearing Note:

Clearing Allowed: 10,999 sq. ft. or (Lot Area x 75%) Whichever is Greater
10,999 sq. ft. or (12,067 sq. ft. x .75 = 9,050 sq. ft.)
10,999 sq. ft. > 9,050 sq. ft.

Clearing Allowed: **10,999 sq. ft.**

Clearing Existing: **12,067 sq. ft. or 100%**

Area / lot area and formulas used for clearing calculations are an interpretation of the Town Code and are to be verified before use or construction. **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 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 and enforcement are 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.

Building Envelope Note:

- 1.) Building envelopes are per East Hampton Town Zoning Code §255-11-10, Table of Dimensional Regulations, as of map date and are an interpretation of the East Hampton Town Code by East End Land Surveying P.C.
- 2.) Building envelopes shown on map do not guarantee the right to build structures or a swimming pool.
- 2.) Envelopes may be subject to, but limited to, other zoning code or environmental restrictions. **2ft separation to groundwater required for swimming pool.** See East Hampton Town Code for complete zoning information before use or construction.
- 3.) Any covenants or restrictions 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.
- 4.) **Building envelopes must be verified by The Town of East Hampton or the proper agency having jurisdiction before use or construction.**

- = Accessory Envelope
- = Pool Envelope
- = Principal Envelope

Wetland Note:

This map is not making any certification or representation pertaining to the existence, or lack thereof, of wetlands. For complete wetland information contact the proper municipality and/or agency of jurisdiction before use or construction.

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.

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