

MAP OF
PART OF LOTS 18 AND 23
PLAT OF DIVISION OF PROPERTY
A.H. LARKIN. ESQ., NEW YORK
SITUATE
TOWN AND VILLAGE OF EAST HAMPTON
Filed Aug. 12, 1911 as Map No. 395
Town of East Hampton, Suffolk Co., N.Y.
SCTM# 301-8-6-11 and SCTM# 300-194-2-24
Area: 40,562 S.F. or 0.931 Acres

Scale: 1"=40'

Certified To:
Ira M Barocas

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.

RECEIVED

OCT 25 2024

BUILDING DEPARTMENT
VILLAGE OF EAST HAMPTON

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

Surveyed : April 16, 2024

Timothy C. Taylor
NYS Lic.# 050799
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Legend:
■ = Set or Found Concrete Monument
● = Set or Found Iron Pin
(ON) / (OFF) = Located On or Off Subject Property
C.E. = Cellar Entrance
SHWR = Outdoor Shower

Coverage:
Maximum Coverage = 20% of Lot Area
40,562 sq. ft. x .20 = 8,112 sq. ft.
Allowable Coverage: 8,112 sq. ft.
Existing Coverage: 1,180 sq. ft.
• Including but not limited to: All structures and uses.
• Excluding Driveway and Postman's Walk.
Items and formulas used for coverage calculations are based on an interpretation of the East Hampton VillageCode by East End Land Surveying, P.C. and are to be verified by the Village of East Hampton or proper agency of jurisdiction before us or construction. Calculations shown hereon are not certified unless verified by proper agency having jurisdiction. Allowable coverage may be subject to grandfather clause and/or pre existing non-conforming clause.

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.

