

MAP OF LOT 4 BLOCK 151

MONTAUK BEACH DEVELOPEMNET CORP. SUBDIVISION No. 6 SOUTH PORTION OF WEST LAKE RESIDENTIAL SECTON SITUATE MONTAUK

Town Of East Hampton, Suffolk Co., N.Y.

Filed May 6, 1927 as Map No. 1016

Area: 16,131 S.F. or 0.370 Acres

SCTM# 300-28-3-54

Scale: 1"=30'

Certified To:
Jerome Cangelosi

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.

Oct. 22, 2024 : Update Elevations
Oct. 27, 2017 : Update Patio
Sept. 18, 2017 : Wetlands Only
May 30, 2017 : Update
Surveyed : Feb. 26, 2013

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Office: 631-527-7050
Fax: 631-527-7049

Clearing Note:

Clearing Allowed: 10,000 sq. ft. or Lot Area x 75%
(Whichever is greater)
16,131 sq. ft. x .75 = 12,098 sq. ft.
10,000 sq. ft. < 12,098 sq. ft.

Clearing Allowed: 12,098 sq. ft.

Clearing Existing: 16,131 sq. ft. (100%)

Allowable clearing may be subject to Grandfather Clause and/or pre-existing non conforming conditions. Clearing limits are based on an opinion of the Town of East Hampton's definition of clearing by East End Land Surveying, P.C. and must be verified by the proper agency having jurisdiction before use or construction. Clearing Limits are not certified to be correct unless verified.

Building Coverage:

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

16,131 sq. ft. x .20 = 3,226 sq. ft.

3,226 sq. ft. < 5,999 sq. ft.

Existing Building Coverage: 2,072 sq. ft.

- Includes all roofed structures and cornices, eaves, chimneys, fireplaces projecting greater than 2ft.

Total Coverage:

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

16,131 sq. ft. x .50 = 8,066 sq. ft.

8,066 sq. ft. < 15,999 sq. ft.

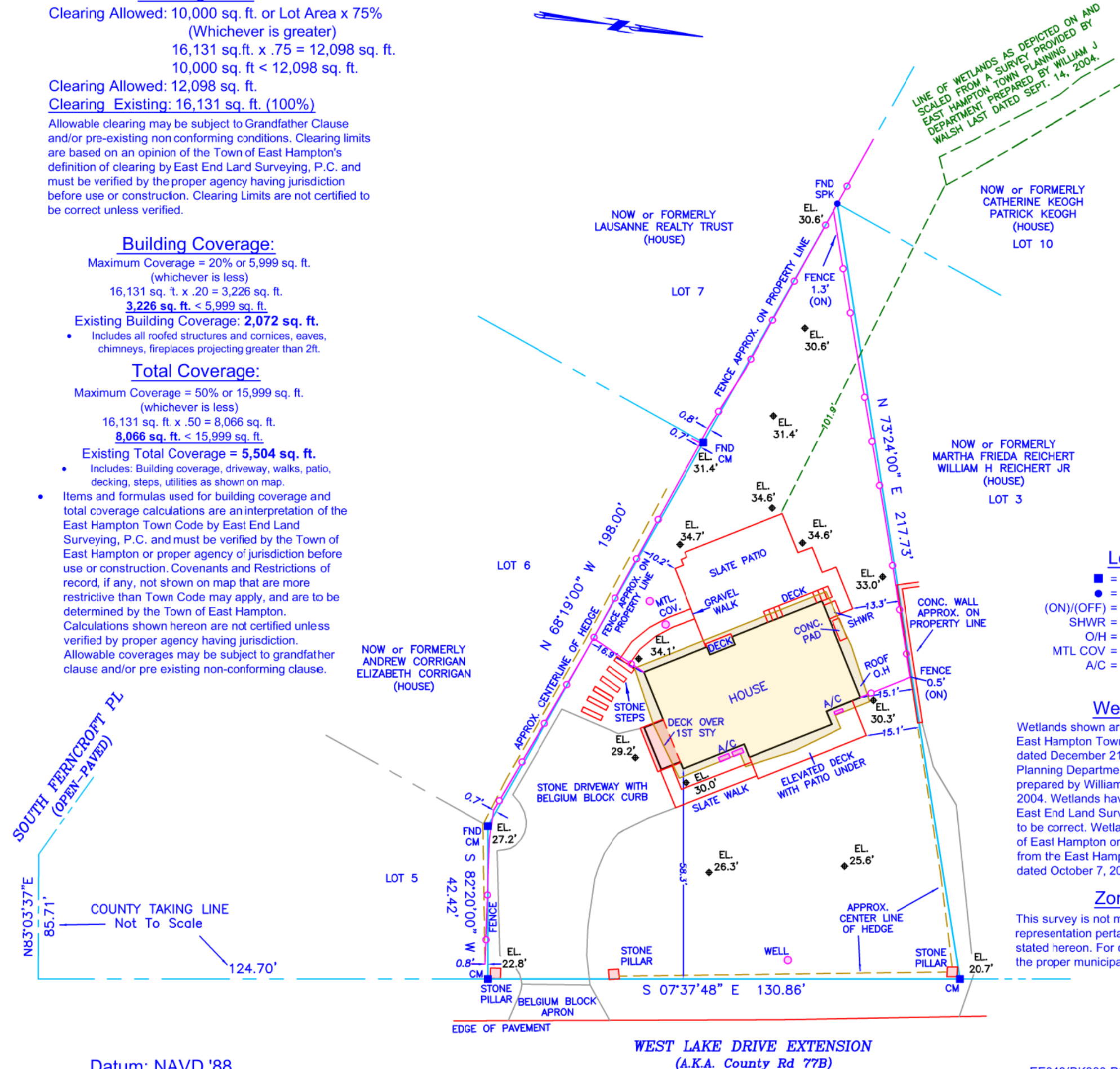
Existing Total Coverage = 5,504 sq. ft.

- Includes: Building coverage, driveway, walks, patio, decking, steps, utilities as shown on map.
- Items 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 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.

SOUTH FERNICROFT PL.
(OPEN-PAVED)

COUNTY TAKING LINE
Not To Scale

Datum: NAVD '88



EE040(BK300-PG2)update elevations_10-22-24.dwg