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 NOW or FORMERLY CATHERINE KEOGH PATRICK KEOGH before use or construction. Clearing Limits are not certified to EL. be correct unless verified. NOW or FORMERLY 30.6 LAUSANNE REALTY TRUST (HOUSE) (HOUSE) **Building Coverage:** LOT 10 Maximum Coverage = 20% or 5,999 sq. ft. FENCE 1.3' (whichever is less) 16,131 sq. t. x .20 = 3,226 sq. ft. (ON) **3,226 sq. ft.** < 5,999 sq. ft. Existing Building Coverage: 2,072 sq. ft. ◆_{EL.} Includes all roofed structures and cornices, eaves, 30.6 chimneys, fireplaces projecting greater than 2ft. **Total Coverage:** Maximum Coverage = 50% or 15,999 sq. ft. (whichever is less) ◆_{EL.} $16,131 \text{ sq. ft.} \times .50 = 8,066 \text{ sq. ft.}$ 31.4 8,066 sq. ft. < 15,999 sq. ft. NOW or FORMERLY MARTHA FRIEDA REICHERT Existing Total Coverage = 5,504 sq. ft. Includes: Building coverage, driveway, walks, patio, WILLIAM H REICHERT JR decking, steps, utilities as shown on map. Items and formulas used for building coverage and 34.6' LOT 3 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 SLATE PATIO East Hampton or proper agency of jurisdiction before Leaend: LOT 6 use or construction. Covenants and Restrictions of 68.79.00. EL. , ■ = Set or Found Concrete Monument record, if any, not shown on map that are more = Set or Found Iron Spike restrictive than Town Code may apply, and are to be CONC. WALL APPROX. ON PROPERTY LINE (ON)/(OFF) = On or Off Subject Property determined by the Town of East Hampton. SHWR = Outdoor Shower Calculations shown hereon are not certified unless O/H = Overhang verified by proper agency having jurisdiction. NOW or FORMERLY ANDREW CORRIGAN MTL COV = Metal Cover Allowable coverages may be subject to grandfather A/C = Air Conditioner clause and/or pre existing non-conforming clause. ELIZABETH CORRIGAN (HOUSE) Wetland Note: STEPS 30.3 DECK OVER Wetlands shown are scaled from survey provided by East Hampton Town Planning Department as per memo 29.2 dated December 21, 2016 from the East Hampton Town Planning Department. Wetland Survey provided was prepared by William J Walsh and last dated Sept. 14, STONE DRIVEWAY WITH BELGIUM BLOCK CURB 2004. Wetlands have not been phyiscally located by East End Land Surveying and therefore are not certified FND EL. CM 27.2' to be correct. Wetland location last verified by the Town of East Hampton on September 26, 2024 as per memo EL. • 25.6' from the East Hampton Town Planning Department S **26.3**′ dated October 7, 2024. LOT 5 **Zoning Note:** APPROX. CENTER LINE OF HEDGE COUNTY TAKING LINE This survey is not making any certification or Not To Scale representation pertaining to zoning unless specifically stated hereon. For complete zoning information contact STONE PILLAR the proper municipality and/or agency of jurisdiction. 124.70 STONE PILLAR BELGIUM BLOCK S 07*37'48" E 130.86 EDGE OF PAVEMENT WEST LAKE DRIVE EXTENSION Datum: NAVD '88 (A.K.A. County Rd 77B) EE040(BK300-PG2)update elevations 10-22-24.dwg

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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NYS Lic.# 050799

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