

**MAP OF
LOT 53
HANDS CREEK HARBOR
SITUATE
THREE MILE HARBOR**
Filed May 13, 1966 as Map No. 4629
Town of East Hampton, Suffolk Co., N.Y.
Area: 26,143 S.F. or 0.600 Acres
SCTM# 300-74-3-25

Scale: 1"=30'

Certified To:
Linda J Stein

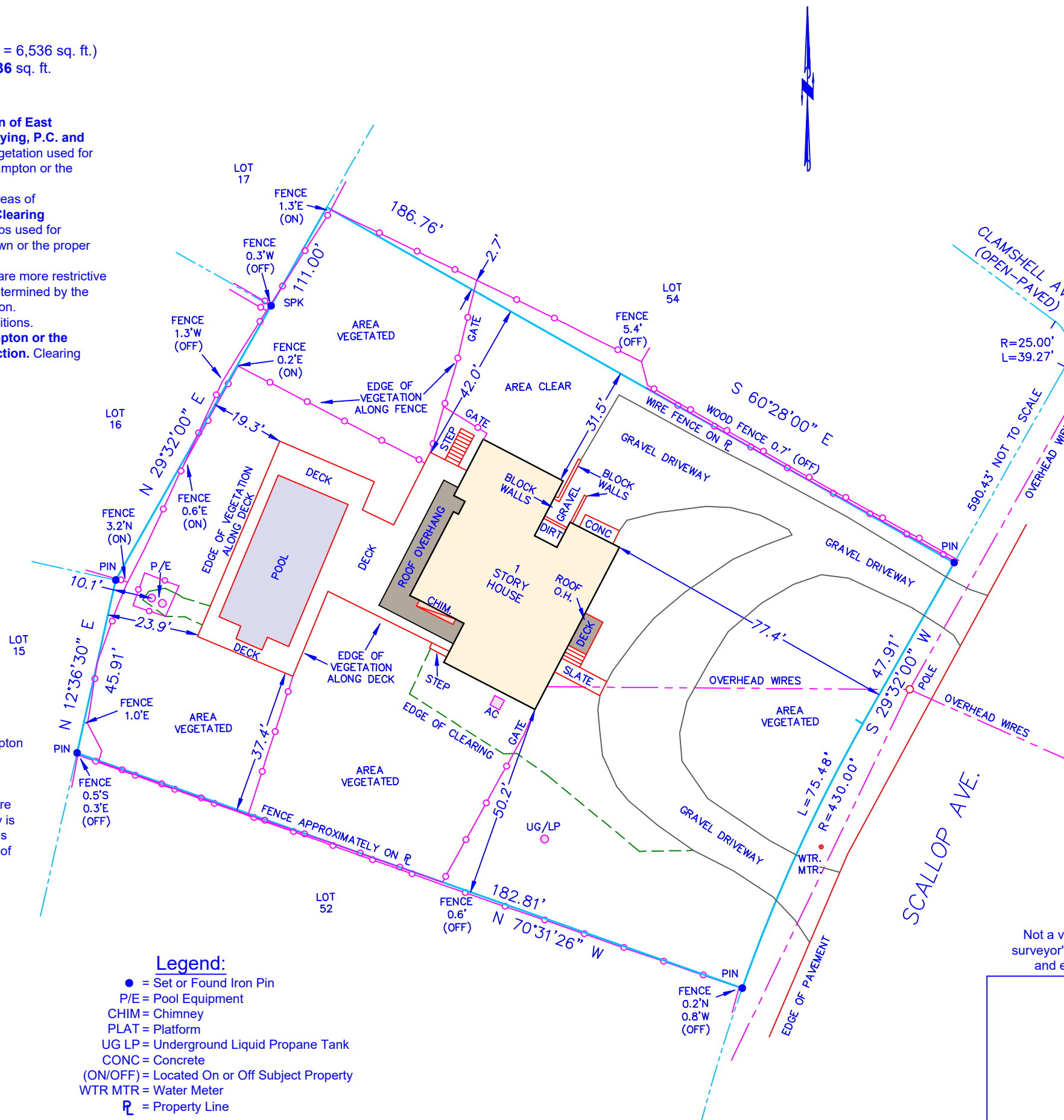
General Notes:

- 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.

Sept. 22, 2025 : Update
Mar. 15, 2021 : Update Fence
Jan. 4, 2021 : Update Fence
Dec. 10, 2020 : Update
June 10, 2019 : Proposed
April 19, 2019 : Topography
Surveyed : Apr. 17, 2019

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- Legend:**
- = Set or Found Iron Pin
 - P/E = Pool Equipment
 - CHIM = Chimney
 - PLAT = Platform
 - UG LP = Underground Liquid Propane Tank
 - CONC = Concrete
 - (ON/OFF) = Located On or Off Subject Property
 - WTR MTR = Water Meter
 - ℙ = Property Line

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Clearing Note:

Clearing Allowed: 10,000 sq. ft. + (Lot Area x 25%)
10,000 sq. ft. + (26,143 sq. ft. x .25 = 6,536 sq. ft.)
10,000 sq. ft. + 6,536 sq. ft. = **16,536 sq. ft.**
Clearing Allowed: **16,536 sq. ft.**
Clearing Existing: 12,187 sq. ft.

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 is 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 Coverage:

Maximum Coverage = 20% or 5,999 sq. ft.
(whichever is less)
26,143 sq. ft. x .20 = 5,229 sq. ft.
5,229 sq. ft. < 5,999 sq. ft.
Existing Building Coverage: 2,355 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)
26,143 sq. ft. x .50 = 13,072 sq. ft.
13,072 sq. ft. < 15,999 sq. ft.
Existing Total Coverage : 8,183 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, pool, 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 their applicability is to be determined by the Town of East Hampton. Calculations shown hereon are not certified unless verified by The Town of East Hampton or the proper agency having jurisdiction.

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.