MAP OF PROPERTY SITUATE AMAGANSETT

Town of East Hampton, Suffolk Co., N.Y.
SCTM# 300-173-2-21.01
Area: 7,070 S.F. or 0.162 Acres
(Including part of Bluff Road)

Scale: 1"=20'

Certified To:
Dennis Curles
Mitchell Revocable Trust

Clearing Note:

Clearing Allowed: Up to and including 10,999 = 100%
Clearing Allowed: 5,372 sq. ft.
Clearing Existing: 5,372 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 are to be determined by the Town of East Hampton. 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:

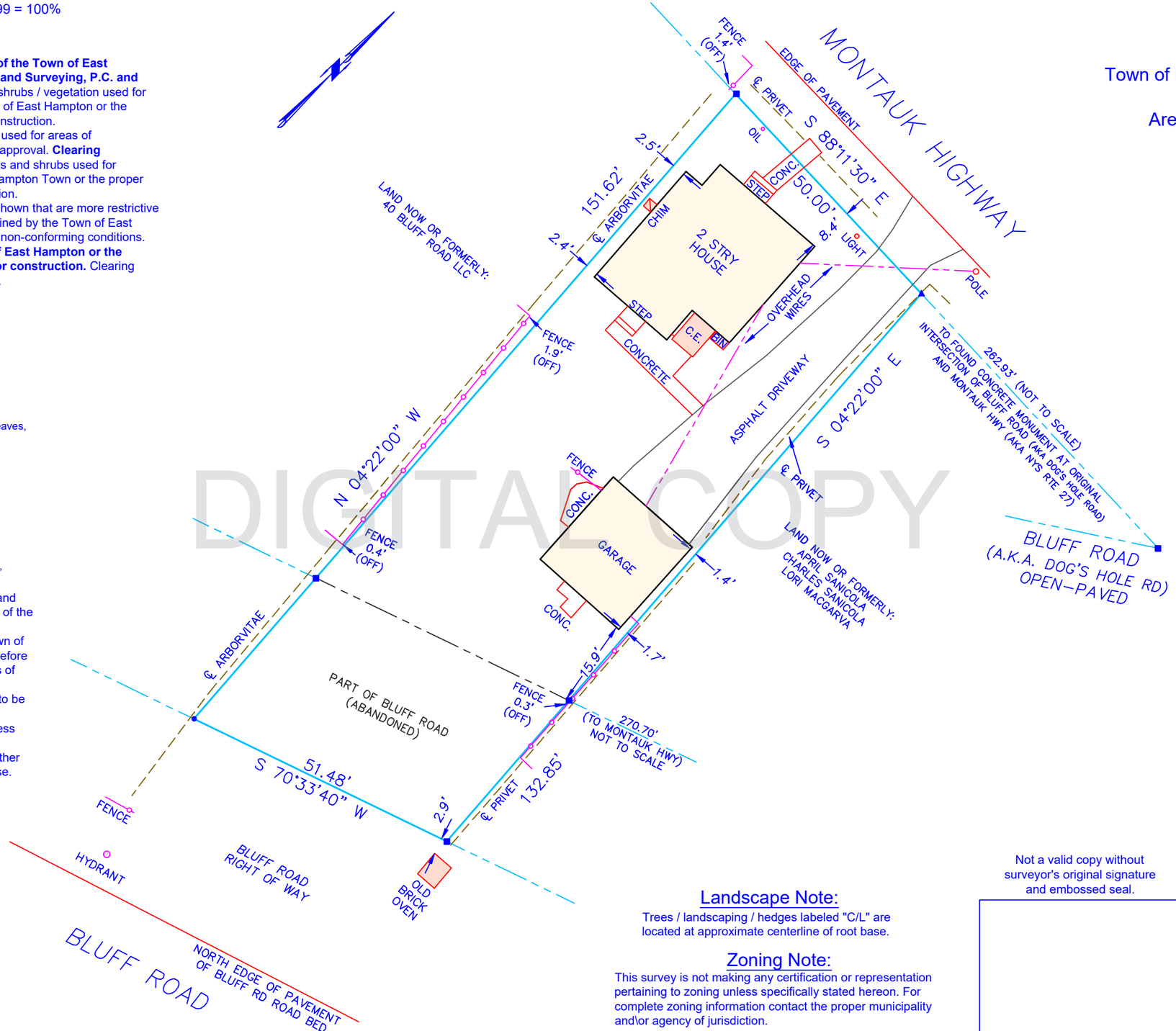
Maximum Coverage = 20% or 5,999 sq. ft.
(whichever is less)
7,070 sq. ft. x .20 = 1,414 sq. ft.
1,414 sq. ft. < 5,999 sq. ft.
Existing Building Coverage: 1,126 sq. ft.
Includes areas covered by roofed structures and cornices, eaves, chimneys, fireplaces projecting greater than 2ft

Total Coverage:

Maximum Coverage = 50% or 15,999 sq. ft.
(whichever is less)
7,070 sq. ft. x .50 = 3,535 sq. ft.
3,535 sq. ft. < 15,999 sq. ft.
Existing Total Coverage : 2,151 sq. ft.

- Including but not limited to: All structures and uses, driveway, walks, patio, 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.



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Legend:

- ■ = Set or Found Concrete Monument
- ▲ = Set or Found Wood Stake
- ● = Set or Found Metal Pin
- (ON) / (OFF) = Located On or Off of Subject Property
- OIL = Fuel Oil Refill
- C/E = Cellar Entrance
- ℄ = Centerline

Landscape Note:

Trees / landscaping / hedges labeled "C/L" are located at approximate centerline of root base.

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.

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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.

April 6, 2026 : Update
Jan. 2, 2025 : Proposed Road Abandonment Only
Surveyed : Dec. 19, 2024

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