

SURVEY OF PROPERTY  
PROPERTY LOCATED AT NORTHWEST  
LOT No. 49  
MAP OF HANDS CREEK DEVELOPMENT  
FILED: MAY 18, 1959; FILE No. 2962  
TOWN OF EAST HAMPTON  
SUFFOLK COUNTY, NEW YORK  
S.C.T.M. # 300-073-01-21.3  
AREA = 68,869 SF. = 1.5810 ACRES  
SCALE: 1"=50'

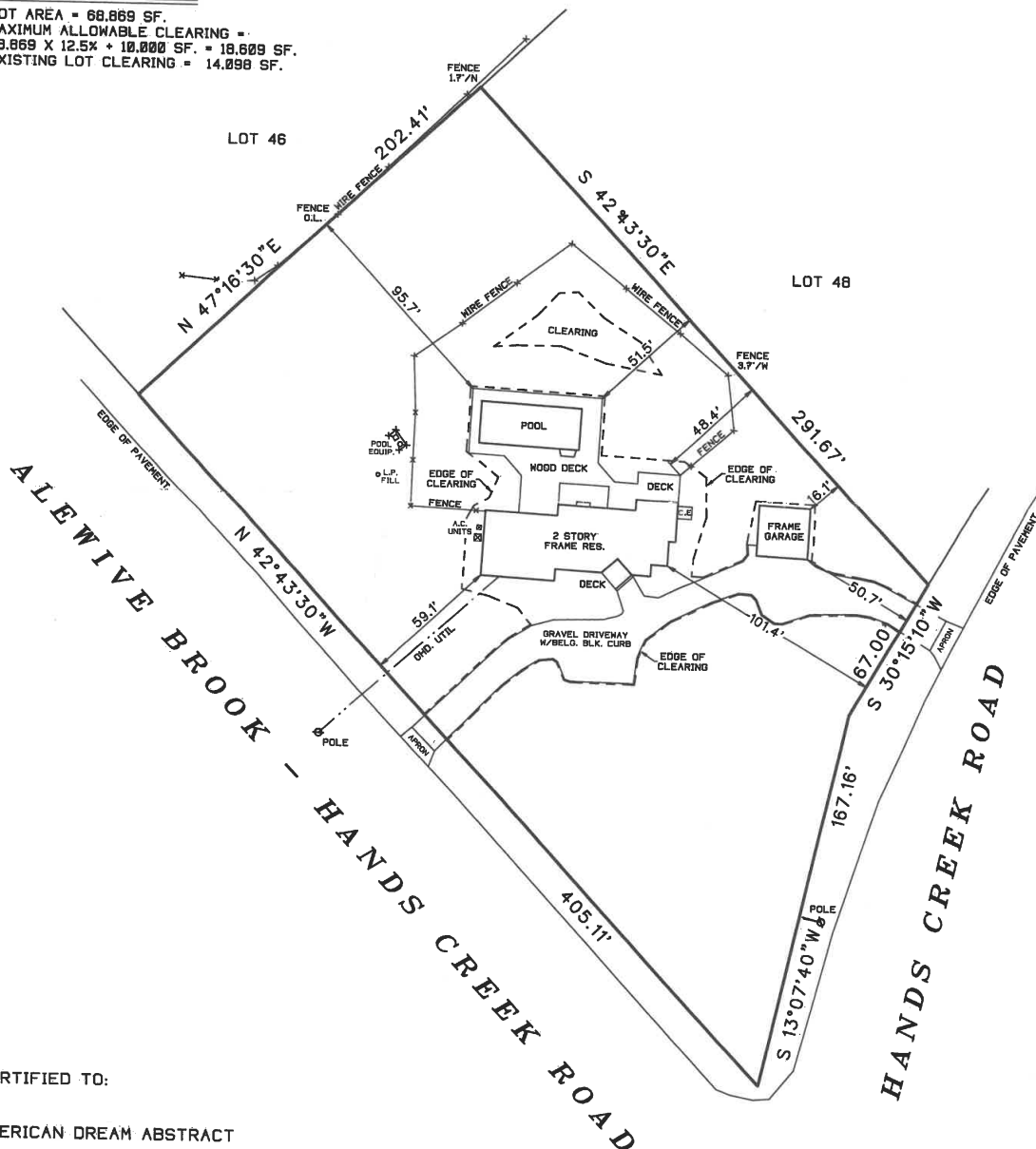
NOTE: THE EXISTENCE OF RIGHT OF WAYS,  
WETLANDS AND/OR EASEMENTS OF RECORD  
IF ANY, NOT SHOWN ARE NOT GUARANTEED.

COVERAGE CALCULATIONS:

LOT AREA = 68,869 SF.  
MAXIMUM BLDG COVERAGE = 18,338 SF. = 15.0%  
EXISTING BLDG COVERAGE = 2,881 SF. = 4.15%  
MAXIMUM LOT COVERAGE = 27,548 SF. = 40.0%  
EXISTING LOT COVERAGE = 9,925 SF. = 14.41%

CLEARING CALCULATIONS:

LOT AREA = 68,869 SF.  
MAXIMUM ALLOWABLE CLEARING =  
 $68,869 \times 12.5\% + 10,000 \text{ SF.} = 18,609 \text{ SF.}$   
EXISTING LOT CLEARING = 14,098 SF.



CERTIFIED TO:

AMERICAN DREAM ABSTRACT

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A  
LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7208  
SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.  
ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL  
OF THE LAND SURVEYOR'S EMBOSSED SEAL OR INKED SEAL SHALL BE CONSIDERED  
TO BE VALID COPIES.

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED  
IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS  
ADOPTED BY THE N.Y. STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.  
SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY  
IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY  
AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING  
INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS  
OR SUBSEQUENT OWNERS.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.

ALL NATURAL FEATURES SHOWN ON SURVEY, INCLUDING BUT NOT LIMITED TO  
BLUFF CREST, CLEARINGS, AND WETLANDS SHOULD BE VERIFIED WITH THE  
APPROPRIATE REGULATORY AGENCY.

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SURVEYED BY:  
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MARCH 16, 2018

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