

THE AREA OF THIS PROPERTY IS 23,300 S.F. 0.535 ACRES
 THE UPLAND AREA OF THIS PROPERTY IS 17,563 S.F. OR 0.403 ACRES
 THIS PROPERTY IS IN THE HARBOR PROTECTION OVERLAY DISTRICT
 ALL ELEVATIONS SHOWN REFER TO NAVD '88 DATUM

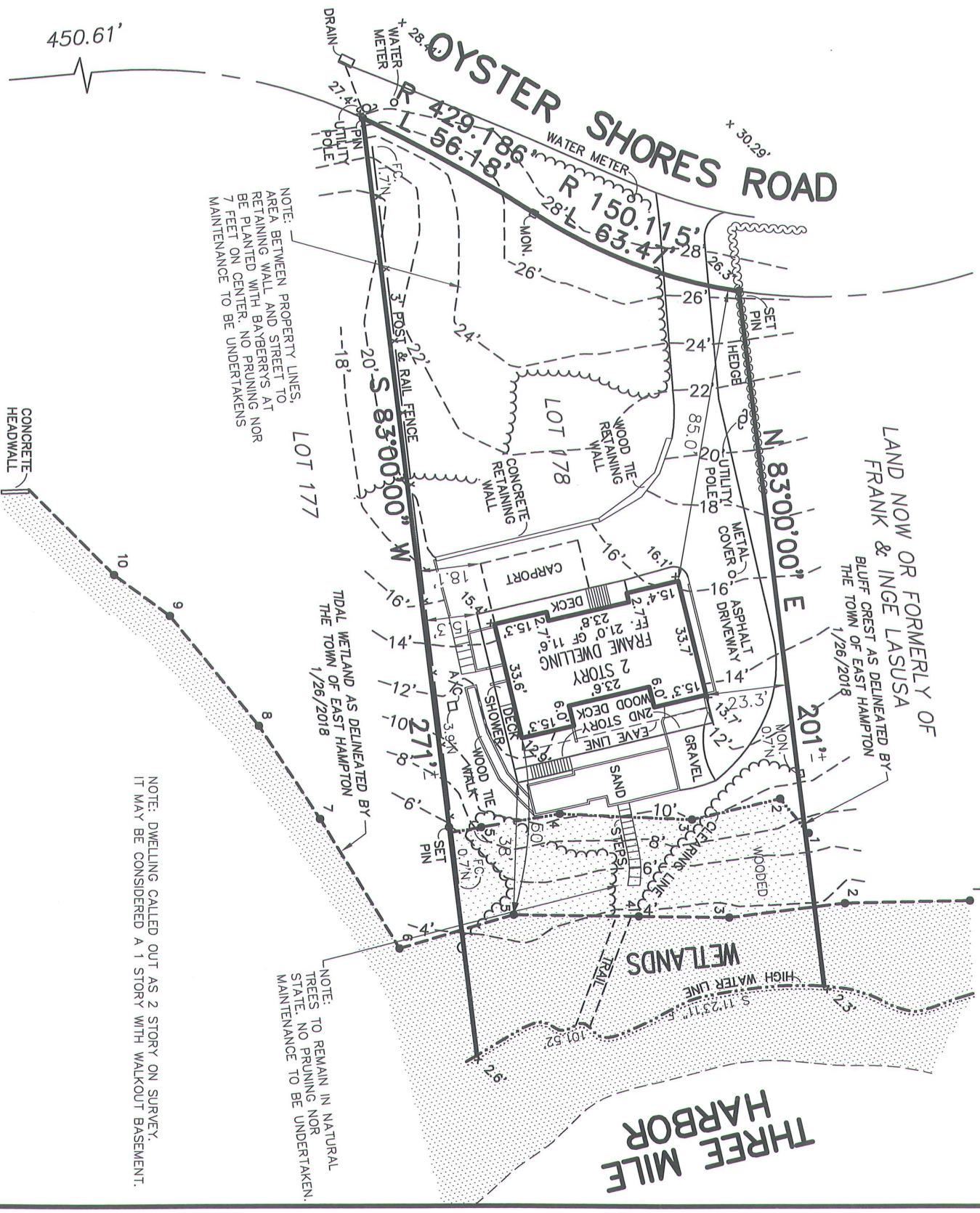
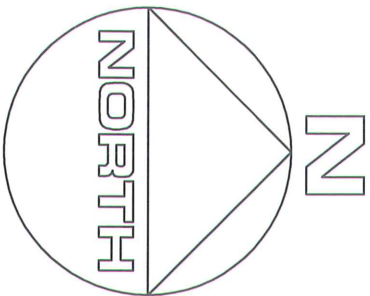
CLEARING CALCULATIONS

10,000 S.F. OR 35%, WHICHEVER IS GREATER
 10,000 S.F. OR [17,563 S.F. x 35%]
 10,000 S.F. > 6,147 S.F.
 10,000 S.F.

ALLOWABLE CLEARING BY CODE IS 10,000 S.F. (56.9%)
 EXISTING CLEARING OF LOT IS 13,080 S.F. (63.4%)

COVERAGE CALCULATIONS

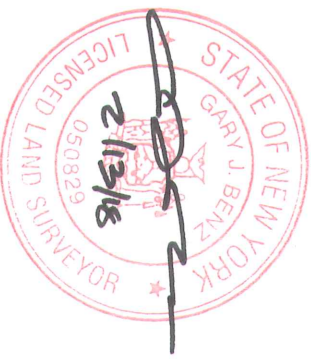
ALLOWABLE BUILDING COVERAGE IS 3,513 S.F. (20%)
 BUILDING COVERAGE IS 2,634 S.F. (13.5%)
 ALLOWABLE TOTAL LOT COVERAGE IS 8,782 S.F. (50%)
 TOTAL LOT COVERAGE IS 7,175 S.F. (40.9%)



NOTE: AREA BETWEEN PROPERTY LINES, RETAINING WALL AND STREET TO BE PLANTED WITH BAYBERRIES AT 7 FEET ON CENTER. NO PRUNING NOR MAINTENANCE TO BE UNDERTAKEN.

NOTE: DWELLING CALLED OUT AS 2 STORY ON SURVEY. IT MAY BE CONSIDERED A 1 STORY WITH WALKOUT BASEMENT.

NOTE: TO REMAIN IN NATURAL STATE. NO PRUNING NOR MAINTENANCE TO BE UNDERTAKEN.



CERTIFIED TO:
 Mary P. Mayer Mercer
 Classic Abstract, Ltd.
 Chicago Title Insurance Company

ADDED WETLAND AND BLUFF FLAGS 2/13/2018
 ADDED CLEARING NOTES AS PER TOWN 2/6/2018

GUARANTEES INDICATED SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND/OR AGENCY, AND ARE NOT TRANSFERABLE.

S.C.T.M. NO. 300 - 92 - 6 - 3

SURVEY OF: LOT No. 178
MAP OF HAMPTON WATERS, SECTION 2

FILED MAY 25, 1962 - AS No. 3574

SITUATED IN: THREE MILE HARBOR TOWN OF: EAST HAMPTON
 SUFFOLK COUNTY, NEW YORK

DATE: 11/29/2017 JOB NO. G17-3406 SCALE: 1" = 40'

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THE EXISTENCE OF RIGHT OF WAYS, WETLANDS AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED.
 UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.
 COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.