GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE. UNDERGROUND UTILITIES EASEMENTS NOT SHOWN AND UTILITY POLE LOCATIONS ARE NOT GUARANTEED. THE OFFSET DIMENSION SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR SPECIFIC PURPOSE AND USE, THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS ADDITION TO BUILDINGS, AND OTHER CONSTRUCTION. THE LOCATION OF RIGHT OF WAYS, WETLANDS, AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT GUARANTEED.
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ALL LOCATIONS OF AND DISTANCES TO WELLS AND CESSPOOLS ARE BY LOCATIONS FROM HOMEOWNERS, FIELD OBSERVATIONS AND/OR INFORMATION OBTAINED FROM OTHERS. SINCE MOST ARE NOT VISIBLE THESE LOCATIONS AND DIMENSIONS CANNOT BE CERTIFIED.

SURVEY OF
LOT 38
MAP OF
HANDS CREEK FARM
SITUATE AT
EAST HAMPTON
TOWN OF EAST HAMPTON
SUFFOLK COUNTY, NEW YORK
S.C.T.M. 300 – 118 – 1 – 12.38

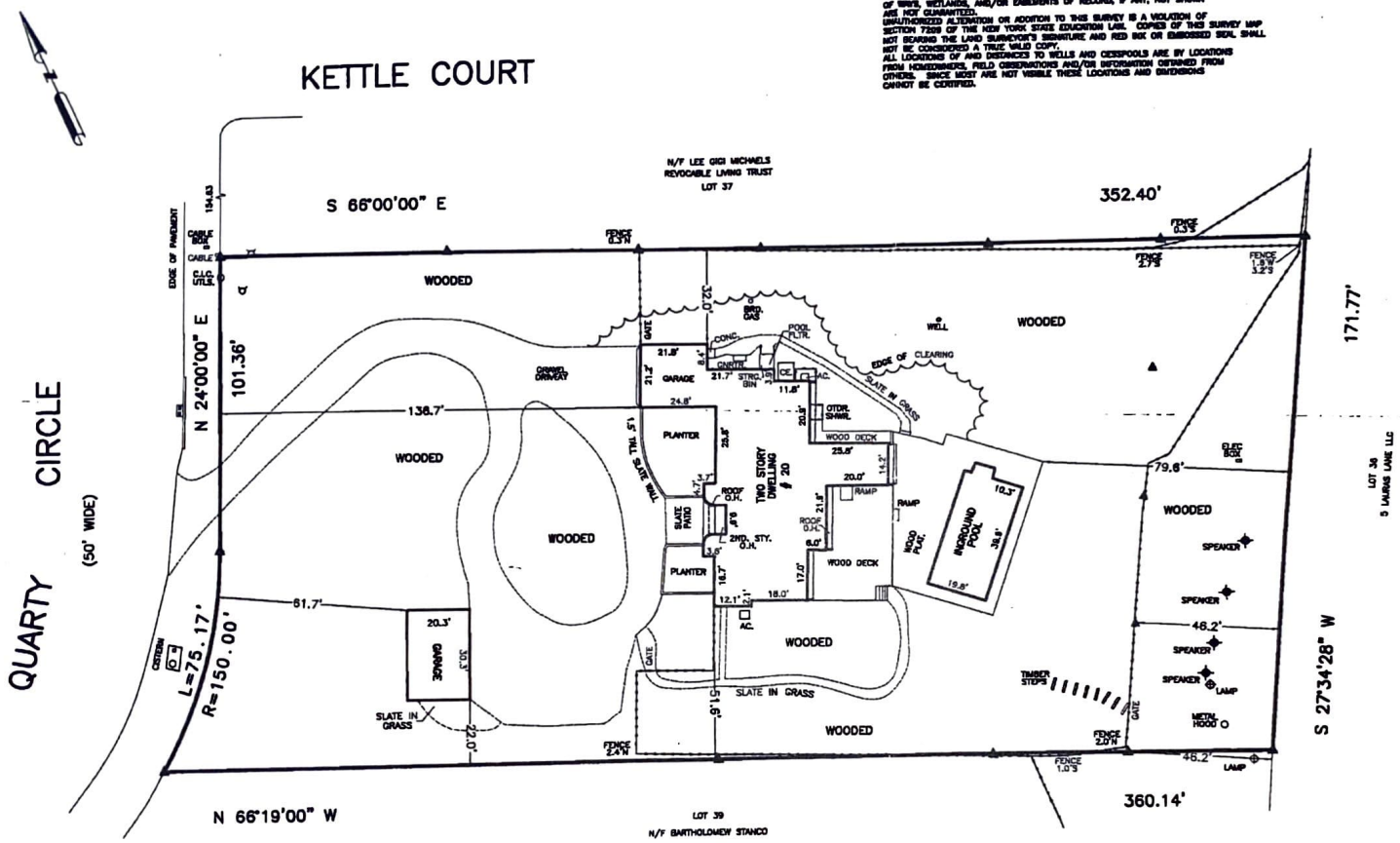
MAP OF HANDS CREEK FARM FILED FEBRUARY 23, 1982 AS MAP NO. 7050

FILE # – 1261

SCALE: 1" = 40'

DATE: FEBRUARY 19, 2018
MARCH 5, 2018, SET STAKES
JANUARY 16, 2019, SET STAKES
MARCH 8, 2019, REV. GAR.
SEPTEMBER 12, 2019, UPDT
MARCH 10, 2020, UPDT. FENCES

▲ – STAKE SET



LOT AREA: 60,249.3 SQ. FT. = 1.38 ACRES

BUILDING COVERAGE: (HOUSE W/ O.H'S) 4,174.5 SQ. FT.
PERMITTED BUILDING COVERAGE: 8,399.0 SQ. FT.

TOTAL LOT COVERAGE: 8,589.8 SQ. FT.
PERMITTED TOTAL LOT COVERAGE: (40% * 60,249.3 SQ. FT.) = 24,099.7 SQ. FT.

CLEARED AREA: 19,007.8 SQ. FT.
PERMITTED CLEARING: 25,062.3 SQ. FT.

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