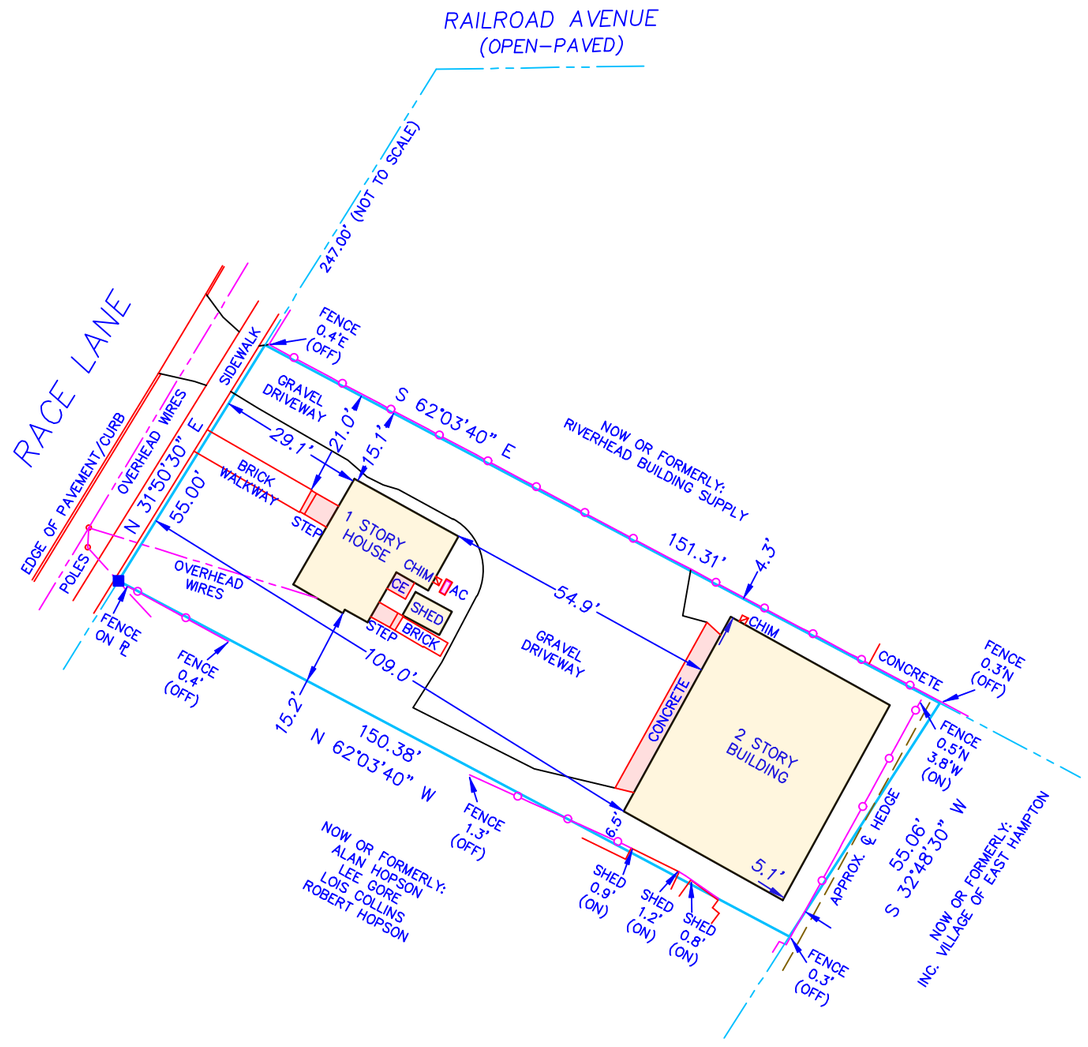
MAP OF PROPERTY
SITUATE
INC. VILLAGE OF EAST HAMPTON
Town of East Hampton, Suffolk Co., N.Y.
SCTM# 301-2-1-22
Area: 8,277 S.F. or 0.190 Acres

Scale: 1"=30'



Legend:
- ■ = Set or Found Concrete Monument
- (ON) /(OFF) = Located On or Off of Subject Property
- CE = Cellar Entrance
- AC = Air Conditioner
- ℄ = Centerline
- PL = Property Line

Coverage Note:
Lot Area x 60% = Allowable Coverage
8,277 sq. ft. x .60 = **4,966 sq. ft.**
Allowable Coverage : **4,966 sq. ft.**
Existing Coverage: 5,285 sq. ft. or 64%
- Included: Driveway, Postman's walk more than 4ft and all buildings and other impermeable surfaces and is to be verified.

- Items and formulas used for coverage calculations are an interpretation of the East Hampton Village Code by East End Land Surveying, P.C. and must be verified by the Village 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 Village Code may apply, and are to be determined by the Village of East Hampton or the proper agency having jurisdiction. 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 conditions.

Zoning Note:
Property is zoned manufacturing as per East Hampton Village online zoning map, on 9/4/2026. 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 Village Code may apply, and their applicability is to be determined by the Village of East Hampton or the proper agency having jurisdiction before use or construction.

EE611(BK504-PG96)update additional offsets 9-30-26.dwg

Certified To:
Maui Duke Properties LLC
Christopher Casper

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.

STATE OF NEW YORK
TIMOTHY TAYLOR
050799
LICENSED LAND SURVEYOR

September 30, 2026: Additional Setbacks Only
Survey: August 20, 2026

Timothy C. Taylor
NYS Lic.# 050799
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