Suffolk County Tax Map # 300-119-4-7.10

CURVE	Radius	Arc	Delta Angle	Chord	Ch Bearing	Tangent
C1	60.00'	27.69'	26°26'29"	27.44'	S 14°57'39"E	14.10'
C2	60.00'	63.70'	60°49'37"	60.75'	N 58°35'41"W	35.22'
C3	30.00'	14.28'	27°15'58"	14.14'	N 75°22'31"W	7.28'

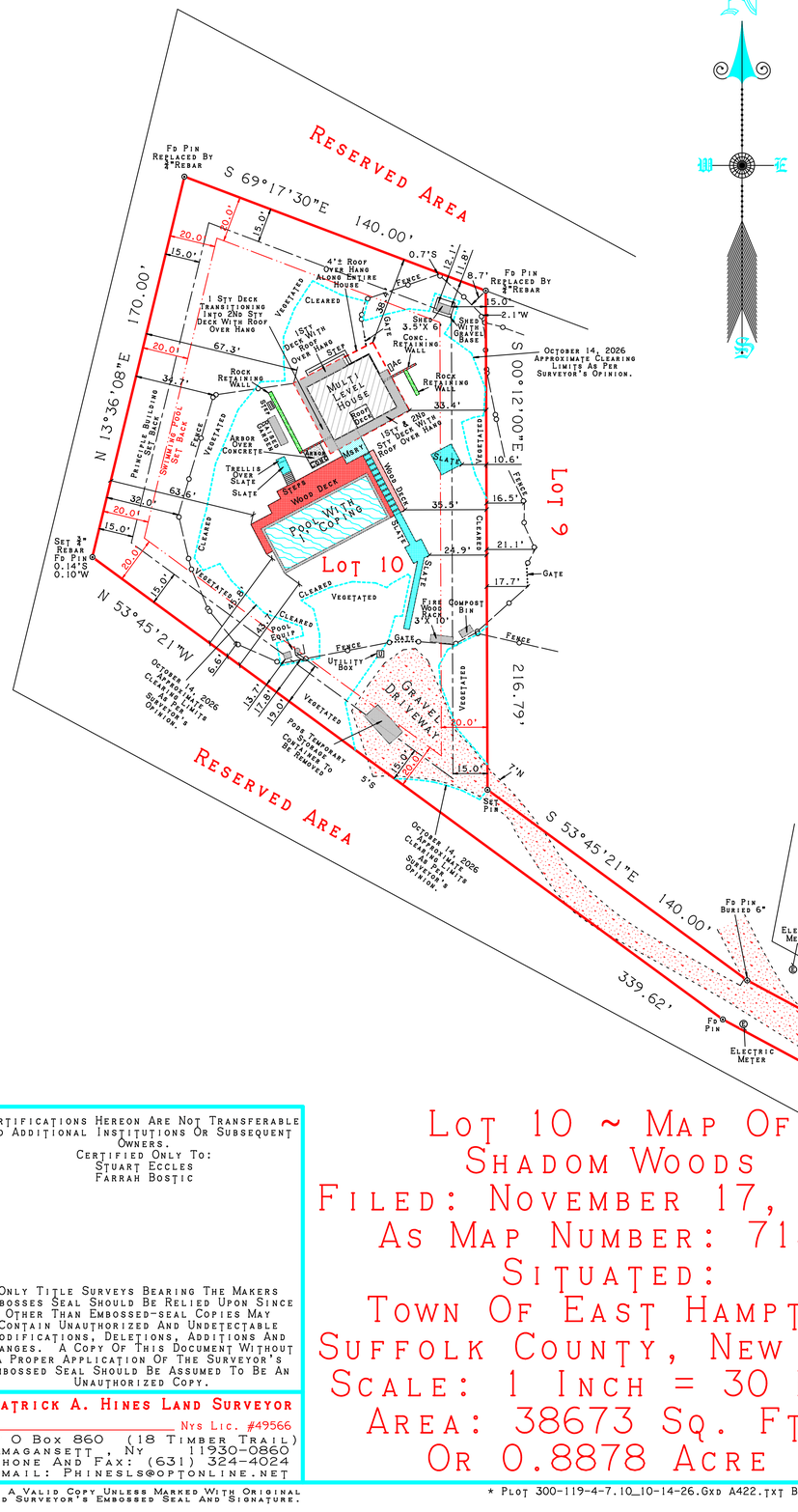

Table Of Areas	Sq. Ft.
Lot Area---------->	38673
Lot Area Excluding Flag Strip For Clearing Calculations---------->	32363
Building Coverage Allowed--------> (Lot Area X 20%) Or 5999 Sq. Ft. Whichever Is Less	5999
Building Coverage Existing------->	1339
Allowed Total Lot Coverage--------> (Lot Area X 50%) Or 15999 Sq. Ft. Whichever Is Less	15999
Lot Coverage Existing (Total)---->	9560
Clearing Allowed---------->	20400
Clearing Existing---------->	16700
Approximate As Of Oct. 14, 2026	

For Allowed Clearing Refer To The Town Of East Hampton Natural Resources October 20, 2026 Memorandum As Follows:

Ten Natural Resources Memorandum: Please Be Advised That I Have Inspected The Above- Referenced Parcel In Regards To Clearing. I Have Examined The 2001 And 2004 Aerials And Have Compared Them To The Clearing That Currently Exists Today. The Clearing In The Historic Aerials Was Approximately 20,400 Sq. Ft. The Historic Aerials Were Taken Prior To The Adoption Of Town Code 255-2-60. Therefore, The Clearing That Existed On The Property In The Historic Aerials Is Pre-existing Non-Conforming And Is The Maximum Allowed, With The Exception Of Any Clearing In Scenic Or Conservation Easements.

Existing Clearing Limits By The Surveyor Are Based On And Subject To An Opinion And Or Interpretation Of The Town Of East Hampton's Definition Of Clearing. The Surveyor Is Not A Botanist And Is Not Always Capable Of Identify All The Different Vegetation Species As Either Native Or Non-native. Or If A Re-vegetated Area Meets Town Of East Hampton Specifications For Being Vegetated. Because Opinions Pertaining To Clearing May Vary. Clearing Limits Must Be Verified By The Proper Municipality And/or Agencies Before Using. Clearing Limits Are Not Certified To Be Correct And Are Not Covered By This Certificate.

The Determination Of Lot Coverages Are Based On And Subject To An Opinion And Or Interpretation Of The Town Of East Hampton's Definitions Of Building Coverage, Total Lot Coverage And Clearing Coverage Limits.

Note: Building Coverages, Total Lot Coverages And Clearing Limits Are Shown For Information Only And Are Not Covered By This Certificate.

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.

Only Boundary Survey Maps With The Surveyor's Embossed Seal Are Genuine True And Correct Copies Of The Surveyor's Original Work And Opinion.

Certifications On This Boundary Survey Map Signify That The Map Was Prepared In Accordance With The Current Existing Code Of Practice For Land Surveys Adopted By The New York State Association Of Professional Land Surveyors, Inc. The Certification Is Limited To Persons For Whom The Boundary Survey Map Is Prepared, To The Title Company, To The Governmental Agency, And To The Lending Institution Listed On This Boundary Survey Map.

The Existence Of Easements, Wetlands And / Or Rights Of Ways Of Record Or Unrecorded, If Any, Not Shown Are Not Certified. Covenants And Restrictions If Any Are Not Certified.

This Boundary Survey Is Subject To Any Statement Of Fact Revealed By A Current Abstract Of Title And/or Title Report.

Subsurface Conditions Are Not Certified: The Location Of Underground Improvements Or Encroachments Are Not Always Known And Often Must Be Estimated. If Any Underground Improvements Or Encroachments Exist Or Are Shown, The Improvements Or Encroachments Are Not Covered By This Certificate.

Zoning Note: This Survey Is Not Making Any Certification Or Representation Pertaining To Zoning. For Zoning Information Contact The Proper Municipality And/or Agencies Having Jurisdiction.

Note: The Certification For This Survey Is Only For The Lands Depicted Hereon And Is Not A Certification Of Title, Zoning And Freedom Of Encumbrances.

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 To Guide The Erection Of Fences, Retaining Walls, Pools, Patios, Planting Areas, Additions To Buildings Or Any Other Construction.

The Locations Of Cesspools, Septic Tanks, Water Wells, Water Service Lines, And Any Other Underground Installations, If Any, Are Shown In Accordance With Sources Believed To Be Accurate, However These Locations Are Not Certified To Be Correct And This Office Does Not Assume Responsibility For Their Accuracy.

Placement Of Building Envelopes And Or Proposed Structures Shown Hereon May Be Subject To Limitations Caused By The Following Conditions: Wet Lands, Environmental Conditions, On And Off Site Conditions, Easements, Covenants And Restrictions Of Record. Proposed Building Envelopes And Or Proposed Structures Are Subject To Verification By Governmental Agencies Having Jurisdiction.

Building Envelopes Are Also Subject To: 1) Pyramid Law. 2) Lot Coverage Laws. 3) Other Regulations Of The The Town Of East Hampton Building And Zoning Codes. 4) Other Regulations Pertaining To The Suffolk County Department Health Services.

Note: Clearing Limits Can Be Adversely Affected By Leaf Blowing, Deer Eating Vegetation, Certain Types Of Property Maintenance And Or Other Factors.

Certifications Hereon Are Not Transferable To Additional Institutions Or Subsequent Owners.
Certified Only To:
Stuart Eccles
Farrah Bostic

Only Title Surveys Bearing The Makers Embosses Seal Should Be Relied Upon Since Other Than Embossed-seal Copies May Contain Unauthorized And Undetectable Modifications, Deletions, Additions And Changes. A Copy Of This Document Without A Proper Application Of The Surveyor's Embossed Seal Should Be Assumed To Be An Unauthorized Copy.

Patrick A. Hines Land Surveyor
Nys Lic. #49566
P O Box 860 (18 Timber Trail)
Amagansett Ny 11930-0860
Phone And Fax: (631) 324-4024
Email: Phinesls@optonline.net

Lot 10 ~ Map Of Shadom Woods
Filed: November 17, 1982
As Map Number: 7133
Situated:
Town Of East Hampton
Suffolk County, New York
Scale: 1 Inch = 30 Feet
Area: 38673 Sq. Ft.
Or 0.8878 Acre

Not A Valid Copy Unless Marked With Original Land Surveyor's Embossed Seal And Signature.

* Plot 300-119-4-7.10_10-14-26.Gxd A422.txt Bk92p78-83 2P22 20P29 62P65 Eh25-7 *

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