

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.

CERTIFICATIONS HEREON ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

CERTIFIED ONLY TO:
STEVEN SBORDONE

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TABLE OF AREAS	Sq. Ft.
LOT AREA----->	41119
BUILDING COVERAGE ALLOWED-----> (LOT AREA X 15%) OR 8399 Sq. Ft. WHICHEVER IS LESS	6168
BUILDING COVERAGE EXISTING----->	1670
BUILDING COVERAGE PROPOSED----->	N/A
BLDG COVERAGE EXISTING + PROPOSED----->	N/A
ALLOWED TOTAL LOT COVERAGE-----> (LOT AREA X 40%) OR 29399 Sq. Ft. WHICHEVER IS LESS	16448
LOT COVERAGE EXISTING (TOTAL)----->	7197
LOT COVERAGE PROPOSED----->	N/A
LOT COVERAGE EXISTING + PROPOSED----->	N/A
CLEARING ALLOWED-----> (LOT AREA X 25%) +10000	20280
CLEARING EXISTING----->	19600
APPROXIMATE AS OF APRIL 22, 2016	
CLEARING PROPOSED----->	N/A
CLEARING EXISTING + PROPOSED----->	N/A

CLEARING LIMITS ARE BASED ON AND SUBJECT TO AN OPINION AND OR INTERPRETATION OF THE TOWN OF EAST HAMPTON'S DEFINITION OF CLEARING. NOTE: IN AREAS WHERE THE VEGETATION IS BEING MAINTAINED BY LEAF REMOVAL, IRRIGATION, MULCHING AND OR ANY OTHER TYPE OF PROPERTY MAINTENANCE SHALL BE CONSIDERED CLEARED FOR THIS SURVEY. CLEARING LIMITS TO BE VERIFIED BY THE PROPER MUNICIPALITY AND/OR AGENCIES BEFORE USING. CLEARING LIMITS ARE NOT CERTIFIED TO BE CORRECT.

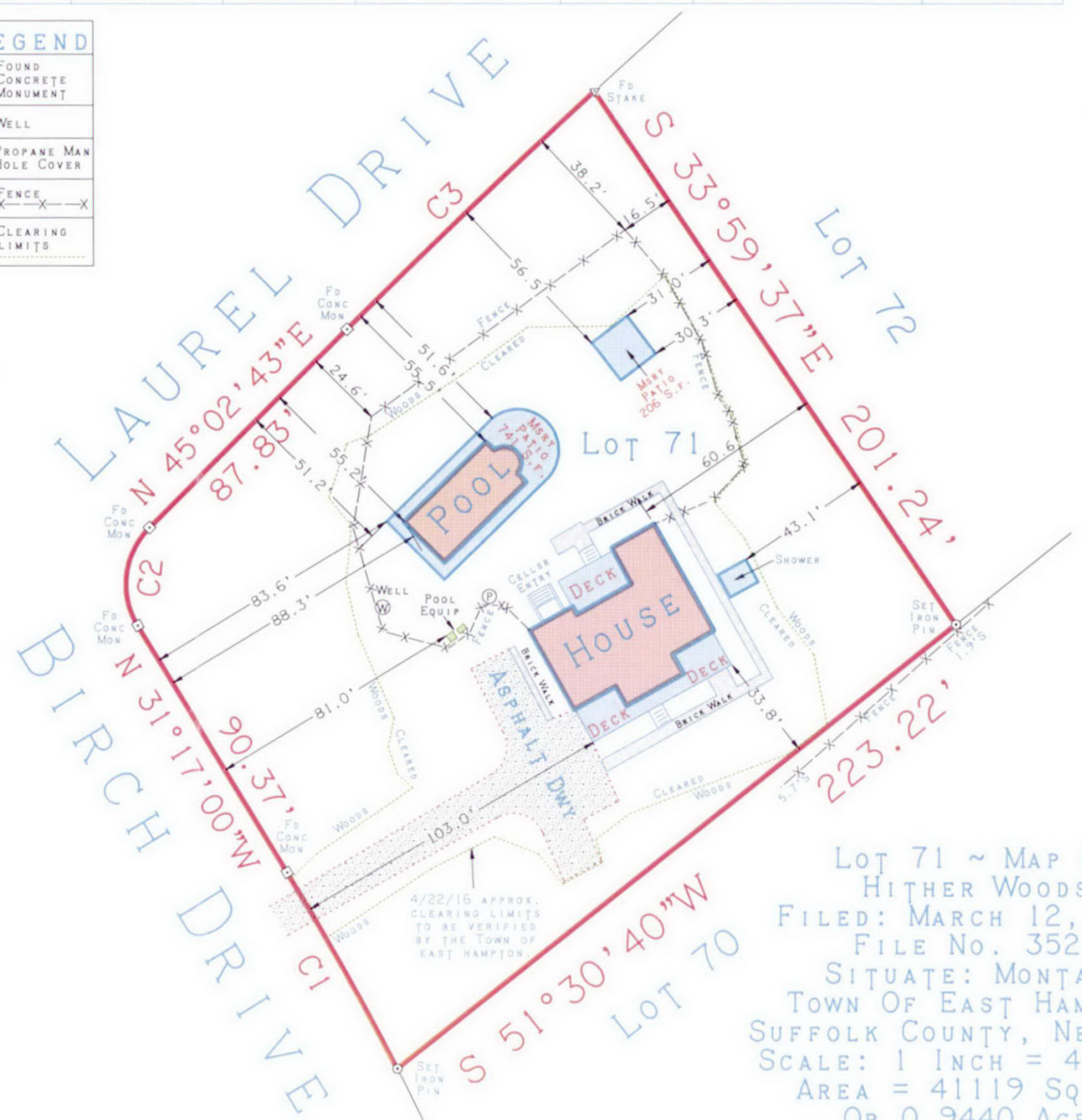
FOR THIS SURVEY ITEMS NOT INCLUDED IN LOT COVERAGE ARE: ROOF EAVES, SANITARY SYSTEMS, DRY WELLS, ROOF GUTTERS - DOWNSPOUTS, ELECTRIC METER, FENCES, RETAINING WALLS AND OTHER UTILITIES SUBSURFACE OR OVER HEAD.

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 AND TOTAL LOT COVERAGE. NOTE: BUILDING COVERAGES AND TOTAL LOT COVERAGES ARE SHOWN FOR INFORMATION ONLY AND ARE NOT COVERED BY THIS CERTIFICATE.

CURVE	RADIUS	ARC	DELTA ANGLE	CHORD	CH BEARING	TANGENT
C1	965.60'	70.38'	04°10'33"	70.36'	N 29°11'47"W	35.20'
C2	25.00'	33.30'	76°19'22"	30.89'	N 06°53'12"E	19.64'
C3	2648.65'	107.51'	02°19'32"	107.50'	N 46°12'30"E	53.76'

LEGEND

□	FOUND CONCRETE MONUMENT
W	WELL
P	PROPANE MAN HOLE COVER
—X—X—X	FENCE
---	CLEARING LIMITS



LOT 71 ~ MAP OF
HITHER WOODS
FILED: MARCH 12, 1962
FILE No. 3520
SITUATE: MONTAUK
TOWN OF EAST HAMPTON
SUFFOLK COUNTY, NEW YORK
SCALE: 1 INCH = 40 FEET
AREA = 41119 Sq. Ft.
OR 0.9440 ACRE

SURVEYED: OCTOBER 9, 2005
REVISED: MAY 24, 2006
FINAL POOL
RE-SURVEYED: APRIL 22, 2016