

**MAP OF**  
**LOTS 2,4, and 6**  
**MAURICE V. BLOMERTH**  
 SITUATE  
**EAST HAMPTON**  
 Filed Mar. 6, 1926 as Map No. 222  
 Town of East Hampton, Suffolk Co., N.Y.  
 Area: 14,946 S.F. or 0.343 Acres  
 SCTM# 300-163-6-5

Scale: 1"=20'

Certified To:  
 Jeanne Johnson

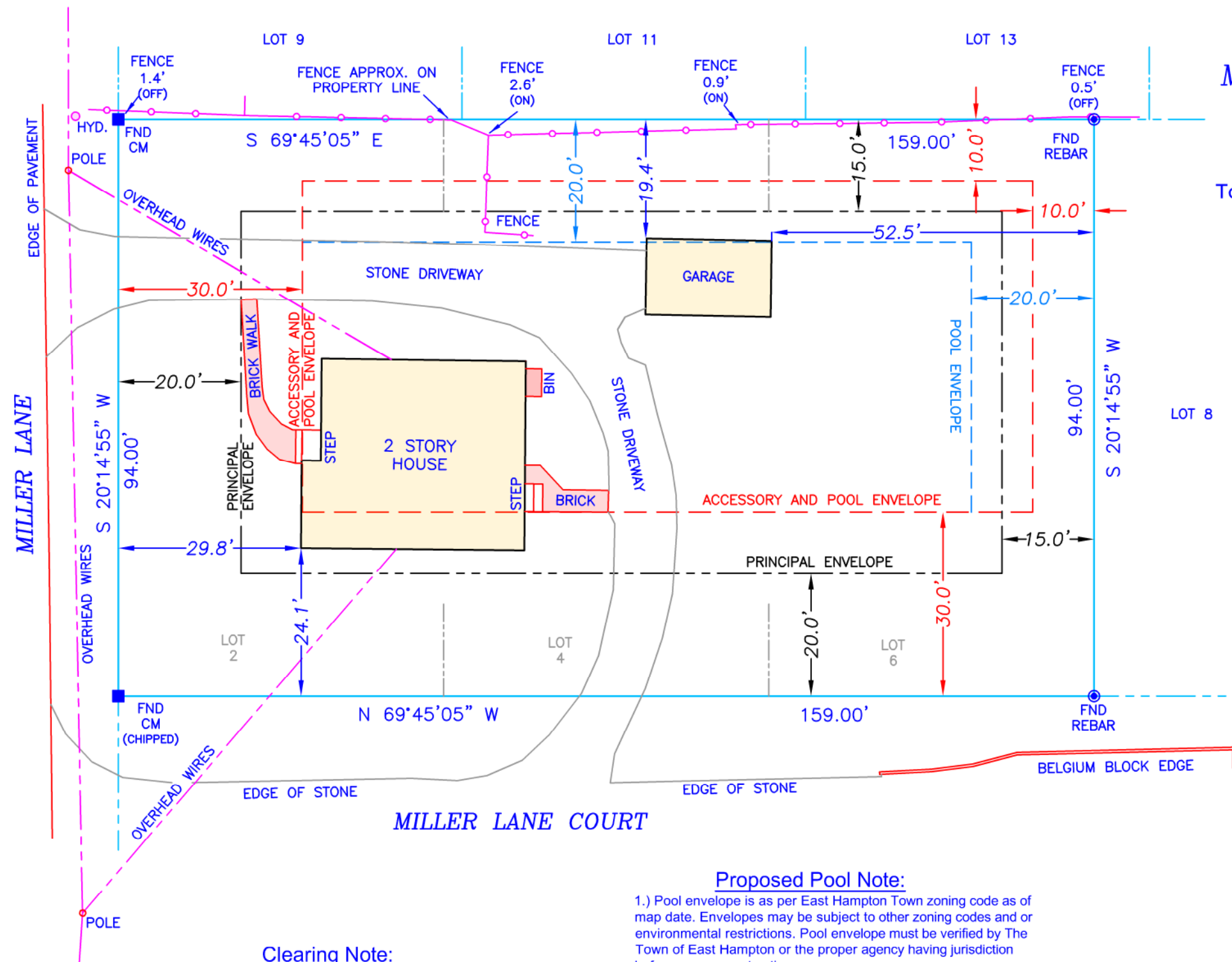
**General Notes:**

- 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.

September 11, 2024 : Building Envelopes Only  
 Surveyed : Sept. 6, 2024

**Timothy C. Taylor**  
 NYS Lic.# 050799  
**East End Land Surveying, P.C.**  
 PO Box 2672  
 Amagansett, N.Y. 11930  
 Office: 631-527-7050  
 Fax: 631-527-7049



**Legend:**

- = Set or Found Concrete Monument
- = Set or Found Rebar
- HYD = Hydrant
- (ON)(OFF) = Located On or Off Subject Property

**Building Envelope Note:**

- 1.) Building envelopes are as per East Hampton Town Zoning Code §255-11-10, Table of Dimensional Regulations, as of map date. Refer to East Hampton Town Code for complete details.
- 2.) Envelopes may be subject to, but limited to, other zoning code or environmental restrictions. See East Hampton Town Code for complete information.
- 3.) Any Covenants and Restrictions on file, which are more restrictive than Town zoning, may apply.
- 4.) **Building envelopes must be verified by The Town of East Hampton or the proper agency having jurisdiction before use or construction.**

- - - - - = Accessory Envelope
- ..... = Pool Envelope
- = Principal Envelope

**Building Coverage:**

- Maximum Coverage = 20% of Lot Area or 5,999 sq. ft. (whichever is less)
- 14,946 sq. ft. x .20 = 2,989 sq. ft.
- 2,989 sq. ft. < 5,999 sq. ft.**
- Existing Building Coverage: 1,324 sq. ft.
- Includes areas covered by roofed structures and cornices, eaves, chimneys, fireplaces projecting greater than 2ft.

**Total Coverage:**

- Maximum Coverage = 50% of Lot Area or 15,999 sq. ft. (whichever is less)
- 14,946 sq. ft. x .50 = 7,473 sq. ft.
- 7,473 sq. ft. < 15,999 sq. ft.**
- Existing Total Coverage : 3,074 sq. ft.
- Including but not limited to: All structures and uses, driveway, walks, patio, walls 1ft in width and greater, decking, brick, pool, and utilities as shown on map.
- Items and formulas used for building coverage and total coverage calculations are an interpretation of the East Hampton Town Code by East End Land Surveying, P.C. and must be verified by the Town 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 Town Code may apply, and are to be determined by the Town of East Hampton. 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 clause.

**Clearing Note:**

**Clearing Allowed: 14,946 sq. ft. or 100%**  
**Clearing Existing: 14,946 sq. ft. or 100%**

Allowable clearing is 100% with the exception of any scenic or conservation easements as per memo from the East Hampton Town Natural Resources Protection Department dated September 14, 2019. Clearing limits must be verified by the Town of East Hampton or the proper agency having jurisdiction before use or construction and are not certified to be correct unless verified.

**Zoning Note:**

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.

**Proposed Pool Note:**

- 1.) Pool envelope is as per East Hampton Town zoning code as of map date. Envelopes may be subject to other zoning codes and or environmental restrictions. Pool envelope must be verified by The Town of East Hampton or the proper agency having jurisdiction before use or construction.
- 2.) Sanitary and well and, or water supply locations are unknown.
- 3.) Pool, pool equipment, pool patio and or decking, if any, all need to meet pool setbacks.
- 4.) As per Suffolk County Health Department regulation, the minimum separation distance from sewage disposal system to a swimming pool is 20'. If this minimum distance can not be met then the existing septic system will have to be abandoned and a new septic system to be installed in a conforming area meeting all the standards of the Suffolk County Department of Health Services Division of Environmental Quality, including obtaining all necessary permits, inspections, and approvals.
- 5.) Underground installations such as, but not limited to: buried utilities, septic systems, water wells, and underground piping may have to be relocated as necessary to meet code due to the placement of the proposed pool.