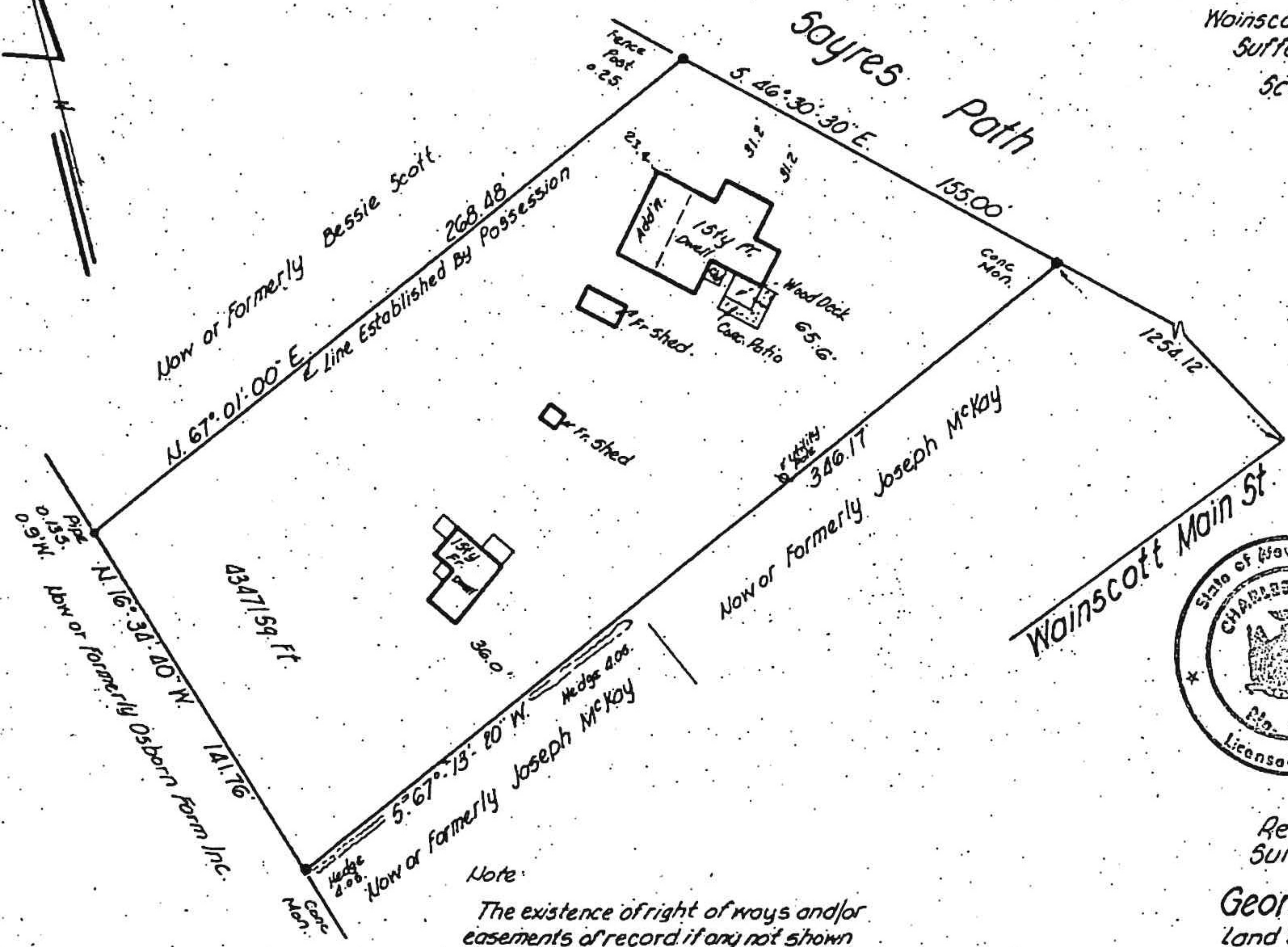
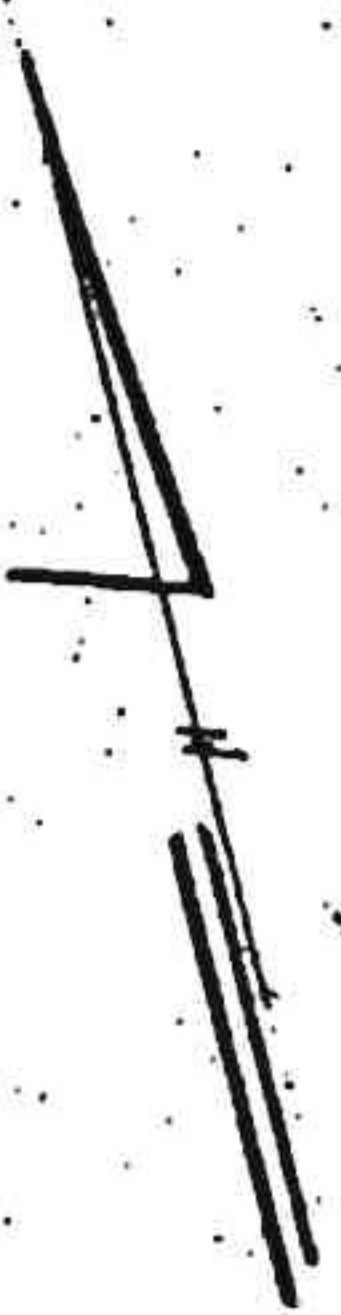


D 7323

Map Of Property

Situate
 Wainscott, Town of East Hampton
 Suffolk County, N.Y.
 Scale: 1" = 50'

Guaranteed to
 Evelyn B. Walker
 Roger N. Walker
 Pegasus Abstract, Inc.
 The Bank of the Hamptons, N.A.



UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS AND BEARINGS ARE TO THE CENTER OF THE CURVE UNLESS OTHERWISE SPECIFIED.
 THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT ACCURATELY REPRESENTS THE ACTUAL CONDITIONS ON THE GROUND.
 I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF NEW YORK.
 GEORGE H. WALBRIDGE CO.
 BY: *Charles R. King*



Revised: Dec. 4, 1987 Add'n, Deck, Patio
 Surveyed: Sept 13, 1977

George H. Walbridge Co.
 Land Surveyors and Land Planners
 East Hampton, N.Y.

0300-197-06-1B

Note:
 The existence of right of ways and/or easements of record if any not shown are not guaranteed.

43,326 Sf | The Total Building Coverage (Any Roofed Structure) Is 15% Of The Lot
 Total Lot Coverage Allowed Is 40% Of The Lot (Includes Structures, Patios, Driveways, Etc.).
 Total Gross Floor Area Allowed Is 10% Of The Lot +1600 SF | Total GFA Allowed For That Lot Is 5932 SF
 Excludes Basement | The Number Of Bedrooms Depend On BOH Approval For Both Houses
 No Clearing restriction | In An Agricultural Overlay | Needs ARB Approval for Any Work .

ZONING

255 Attachment 4

Town of East Hampton

Section 255-11-10

III. Residence Districts – Table of Dimensional Regulations, Part I

[Added 10-14-2004 by L.L. No. 28-2004; amended 2-17-2005 by L.L. No. 8-2005; 7-8-2008 by L.L. No. 12-2008; 10-1-2015 by L.L. No. 35-2015; 1-5-2017 by L.L. No. 3-2017]

Lot size (square feet)	39,999 or less	40,000 – 83,999	84,000 – 124,999	125,000 – 199,999	200,000 – 424,999	425,000 and up
Setbacks^{1,2,3}						
Principal building or structure, minimum yards (feet)⁴						
Front ⁵	20	40	50	60	70	80
Each side and rear	15	20	30	35	40	45
Accessory building or structures, minimum yards (feet)^{6,7}						
Front	30	50	60	70	80	90
Each side and rear ^{8,9}	10	15	20	25	30	35
Lot coverages^{10,11,12}						
Building coverage maximum	20% or 5,999 sq. ft. whichever is less	15% or 8,399 sq. ft., whichever is less	10% or 9,999 sq. ft., whichever is less	8% or 13,999 sq. ft., whichever is less	7% or 25,499 sq. ft., whichever is less	6% or 35,599 sq. ft., whichever is less
Total lot coverage maximum	50% or 15,999 sq. ft., whichever is less	40% or 29,399 sq. ft., whichever is less	35% or 37,499 sq. ft., whichever is less	30% or 49,999 sq. ft., whichever is less	25% or 80,000 sq. ft., whichever is less ¹³	80,000 sq. ft. ¹³
Gross floor area (single-family residence)	10% of lot area plus 1,600 or 20,000, whichever is less					
Maximum (square feet)	10% of lot area plus 1,600 or 20,000, whichever is less					

NOTES:

- ¹ These setbacks shall apply to all lots unless any portion of the primary structure on an already improved lot has been rendered legally preexisting, nonconforming by Local Law #28 of 2004, in which case the property owner may opt to utilize setbacks based on the current residential zoning district of that lot as set forth in Part II of this Table.
- ² Side and rear yard setbacks for certain structures on nonconforming lots may be reduced pursuant to § 255-1-43D.
- ³ A flag lot shall have no front yard setback from its interior lot line; the applicable setbacks from these lot lines shall be those for side and rear yards.
- ⁴ The setbacks for a principal building shall also be complied with by any garage, shed, deck, porch, patio, veranda or similar structure that is attached to that building. A stoop giving entry to the principal building shall not be required to meet these setbacks.
- ⁵ A lot has a front yard for every street on which it fronts. In the case of a waterfront lot other than an oceanfront lot, however, the yard opposite the water is a rear yard, even if it also fronts on a street. See § 255-1-20 (Lot line, front).
- ⁶ Excepting the following structures, for which no minimum yards are required: driveways, walkways, below-ground wastewater disposal devices, fences and walls, stoops, outdoor showers, Bileco doors, open cellar stairways, and furnace flues.
- ⁷ Yard setbacks from all property lines are doubled for playing courts and must be at least 50 feet in depth adjoining residential property, pursuant to § 255-11-88, Playing court.
- ⁸ Side and rear yard setbacks are doubled for swimming pools, including pool decks, slabs patios and pool equipment pursuant to § 255-11-88, Swimming pool, Subsection D.
- ⁹ For a waterfront lot other than an oceanfront lot, the yard opposite the water is a rear yard, even if it fronts on a street. The rear yard required of an accessory building or structure on such a lot is double the normal rear yard for an accessory structure in that district, pursuant to § 255-11-74C.
- ¹⁰ These building and total lot coverage limitations shall apply to all lots unless existing building and lot coverage on an already improved lot has been rendered legally preexisting, nonconforming by Local Law # 28 of 2004, in which case the property owner may opt to utilize lot coverage standards based on the current residential zoning district of that lot as set forth in Part II of this Table.
- ¹¹ Lot coverage may be further restricted by the clearing restrictions of the Water Recharge Overlay District, the Harbor Protection Overlay District and the residential clearing provisions. See § 255-3-65E, § 255-3-75D and § 255-2-60.
- ¹² Agricultural buildings and structures are subject to more restrictive coverage limitations. See § 255-11-88 (Agriculture).
- ¹³ Clearing of more than 80,000 square feet requires site plan approval and special permit pursuant to § 255-2-60A(3).