MAP OF STONY HILL FARM

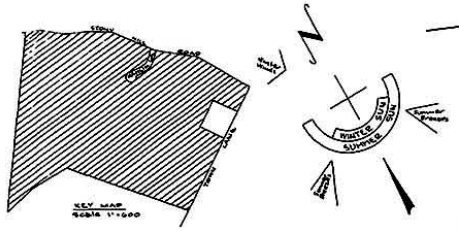
@3:10 PM

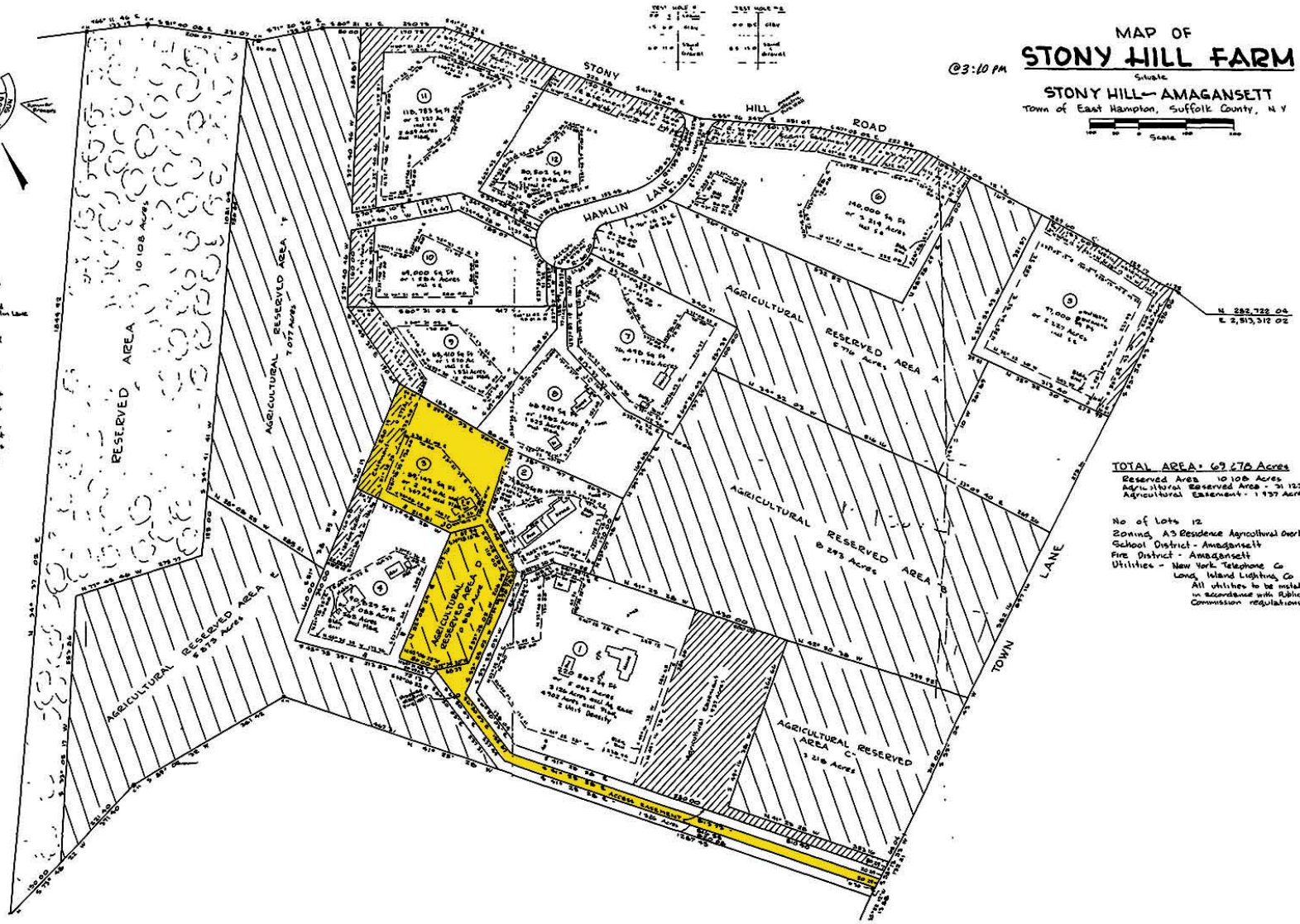
Situate

STONY HILL — AMAGANSETT

Town of East Hampton, Suffolk County, N Y

Scale





NOTES

1- A declaration of Covenants and Restrictions has been filed in the Office of the Suffolk County Clerk which affects the Lots on this Map The Covenants and Restrictions contained in that Declaration are binding upon all Lot owners and, where a conflict exists, are controlling over the statements made on the face of this Map and over all less restrictive provisions of the Town's Zoning Laws

2- The following Lots shall share a single common driveway Lots 8 and 9 and Lots 1, 2, 3 and 4 Lots 6 through 12 will take access from Hamlin Lane

3- No clearing, grading, or construction may occur on any of the Lots shown on this Map until and unless a project limiting fence has been installed along the perimeter of the area proposed to be cleared

4- All clearing shall be confined to the building envelopes shown on this Map, except as provided in the Declaration of Covenants and Restrictions

5- All buildings and structures, except driveways and utility lines, shall be confined to the building envelopes shown on this Map unless greater setbacks or restrictions are imposed by the Zoning Code of the Town of East Hampton, in which case those greater setbacks and restrictions shall apply

6- Construction on the Lots shown on this Map shall be governed by the zoning regulations applicable to the A Residence zoning district

7- Reserved Areas as shown hereon are for use by residents of this subdivision and possible dedication to the Town of East Hampton The 10 108 Acres Reserved Area is to be dedicated to the Peconic Land Trust

8- Lot 1 has an assigned density of two dwellings, as permitted under chapter 110 (Open Space) of the Town of East Hampton Code

TOTAL AREA - 69 278 Acres

Reserved Area 10 108 Acres
Agricultural Reserved Area - 31 123 Acres
Agricultural Easement - 1 937 Acres

No of Lots 12
Zoning A3 Residence Agricultural Overlay District
School District - Amagansett
Fire District - Amagansett
Utilities - New York Telephone Co
Long Island Lighting Co
All utilities to be installed underground in accordance with Public Service Commission regulations

