

SURVEYED FOR ARNOLD SABINO  
PROPERTY LOCATED AT SPRINGS  
LOT No. 14  
MAP OF BONAC WOODS  
FILED: FEBRUARY 14, 1986; FILE No. 8062  
TOWN OF EAST HAMPTON  
SUFFOLK COUNTY, NEW YORK  
S.C.T.M. # 300-102-07-14  
AREA = 44,205 SF. = 1.015 ACRES  
SCALE: 1"=40'

NOTE: THE EXISTENCE OF RIGHT OF WAYS,  
WETLANDS AND/OR EASEMENTS OF RECORD  
IF ANY, NOT SHOWN ARE NOT GUARANTEED.

LINE OF CLEARING & AREA CALCULATIONS SHOWN  
ARE NOT GUARANTEED AND MAY BE SUBJECT  
TO VERIFICATION BY OTHERS

SEPTIC SYSTEM LOCATION BY OTHERS

CLEARING CALCULATIONS:

MAX. ALLOWABLE CLEARING = 21,051 SF  
EXISTING CLEARING = 12,000 SF

COVERAGE CALCULATIONS:

ALLOWABLE LOT  
(BUILDING) COVERAGE = 15% OR 8,399 SF  
(WHICHEVER IS LESS) = 6,631 SF  
EXISTING BUILDING COVERAGE = 1,253 SF  
RESIDENCE, SHEDS

ALLOWABLE TOTAL COVERAGE =  
40% OR 29,399 SF  
(WHICHEVER IS LESS) = 17,682 SF  
EXISTING TOTAL COVERAGE = 5,176 SF  
RESIDENCE, POOL, PATIO, DECK  
WALK, SHEDS, DRIVEWAY

SURVEYED BY:  
BARYLSKI LAND SURVEYING  
2320 MAIN ST. P.O. BOX 1302  
NEWMAN VILLAGE CONDO.  
BRIDGEHAMPTON, NEW YORK  
631-537-7944  
JUNE 26, 2025

CERTIFIED TO:  
ARNOLD SABINO

*John Baryl*

