

SURVEYED FOR LENORE KRAMER  
PROPERTY LOCATED AT NORTHWEST  
LOT No. 105 THRU 112; & P/O 6TH STREET  
MAP OF MONTAUK GARDENS; SECTION 1A  
FILED: MAY 7, 1912; FILE No. 480  
TOWN OF EAST HAMPTON  
SUFFOLK COUNTY, NEW YORK  
S.C.T.M. # 300-116-04-6.4  
AREA = 19,670 SF = 0.452 AC.  
SCALE: 1"=30'

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

CLEARING CALCULATIONS:

MAX. ALLOWED CLEARING = 10,000 SF (OR 35%)  
EXISTING CLEARING = 16,600 SF

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

COVERAGE CALCULATIONS:

ALLOWABLE BUILDING COVERAGE = 20% OR  
5,999 SF (WHICHEVER IS LESS)  
= 3,934 SF  
EXISTING BLDG COVERAGE = 1,607 SF  
RESIDENCE

ALLOWABLE TOTAL COVERAGE =  
50% OR 15,999 SF  
(WHICHEVER IS LESS) = 9,835 SF  
EXISTING TOTAL COVERAGE = 7,861 SF  
RESIDENCE W/ O.HANG, DECK, STEPS, DRIVEWAY,  
POOL, WALKS, POOL EQ., OIL TANK, AC, BIN

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION  
OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED  
OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

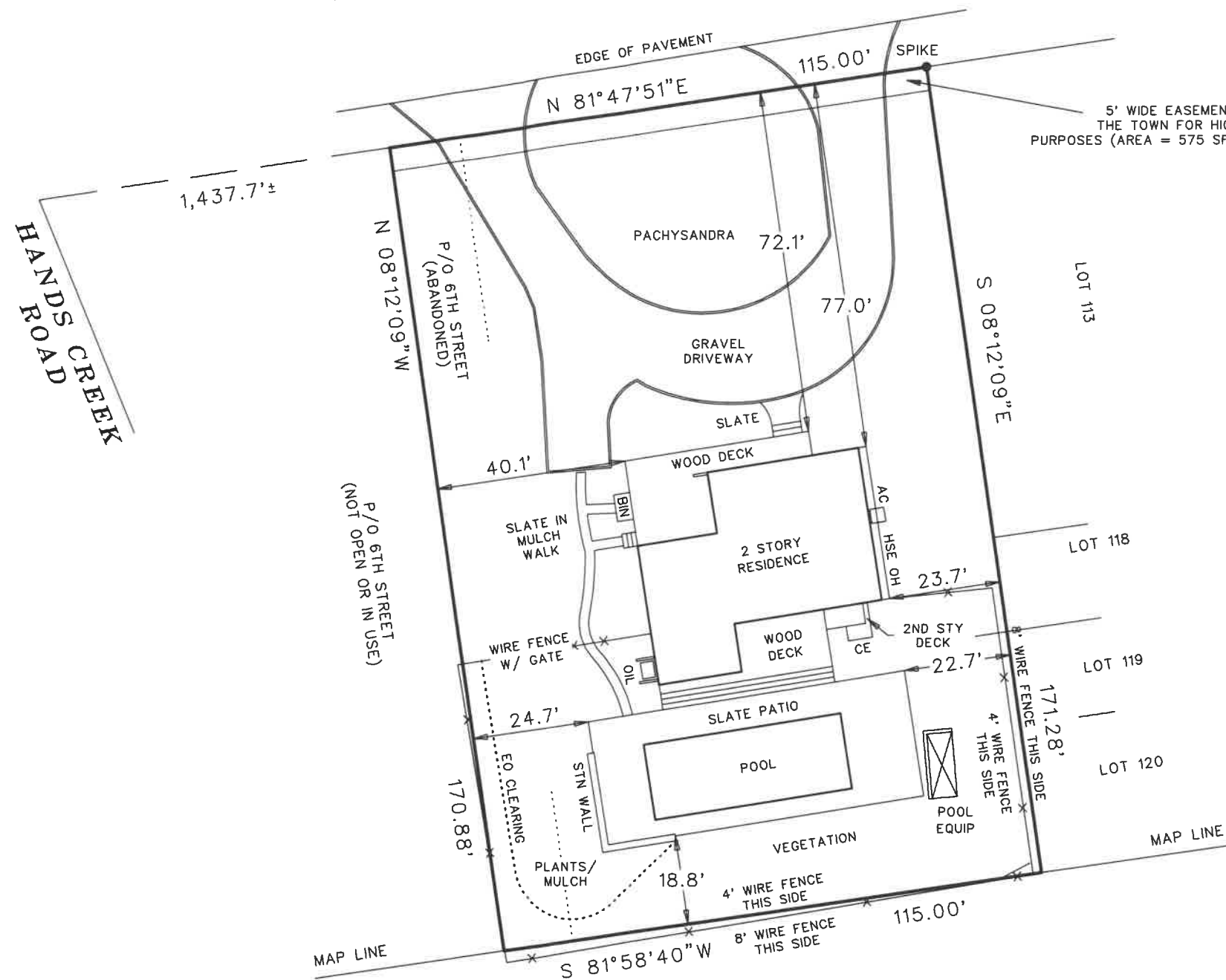
GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO  
THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO  
THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION  
LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION.  
GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL  
INSTITUTIONS OR SUBSEQUENT OWNERS.

CERTIFIED TO:

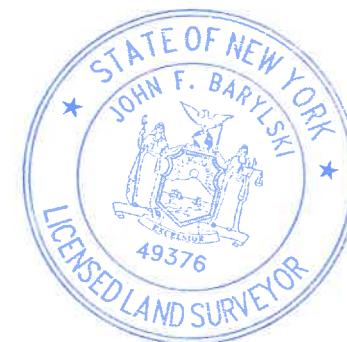
*John Barylski*

26615

MONTAUK AVENUE



MAP OF HANDS CREEK FARM, SECTION 2  
FILE MAP NO. 7172



SURVEYED BY:  
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