

SURVEY OF PROPERTY
PROPERTY LOCATED AT EAST HAMPTON
TOWN OF EAST HAMPTON
SUFFOLK COUNTY, NEW YORK
S.C.T.M. # 300-141-01-43
TOTAL AREA = 115,973 SF. = 2.6624 ACRES
AREA W/O FLAG = 93,100 SF. = 2.1373 ACRES

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

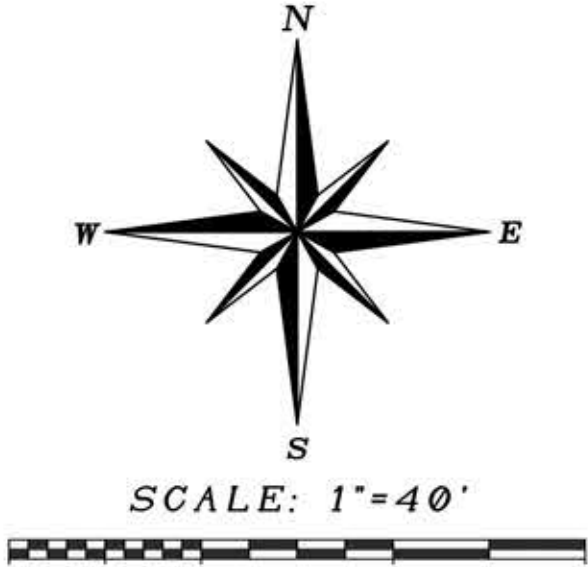
PROPERTY ZONED: A-RESIDENCE

COVERAGE CALCULATIONS:

LOT AREA W/O FLAG = 93,100 SF.
MAXIMUM BUILDING COVERAGE = 13,965 SF. = 15.0%
PROPOSED BUILDING COVERAGE = 3,799 SF. = 4.08%
MAXIMUM LOT COVERAGE = 37,240 SF. = 40.0%
PROPOSED LOT COVERAGE = 17,020 SF. = 18.28%

CLEARING CALCULATIONS:

LOT AREA W/O FLAG = 93,100 SF.
MAXIMUM ALLOWABLE CLEARING =
LOT AREA X 0.25 + 10,000 = 33,275 SF.
PROPOSED CLEARING (AS SHOWN) = 30,245 SF.



MAP OF: MONTAUK MANOR "A" - FILE No. 295



MAP OF: MONTAUK MANOR No. 3 - FILE No. 295

NOTE: TOPOGRAPHIC CONTOURS RESULT FROM
AN ACTUAL FIELD SURVEY AND REFER TO
N.A.V.D. 1988

---XX--- EXISTING CONTOUR
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.

SURVEYED BY:
STEVEN BARYLSKI
N.Y.S. Lic. No. 050453
P.O. BOX 6005
SOUTHAMPTON, N.Y. 11969
FEBRUARY 6, 2016

2-24-2016: ADD SITE PLAN
3-25-2016: REVISED SITE PLAN
3-29-2016: STAKE POOL FOR PERMIT

PHONE: 631-283-4525 FAX: 631-283-4784
STEVEN@SBLSPC.COM