

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.

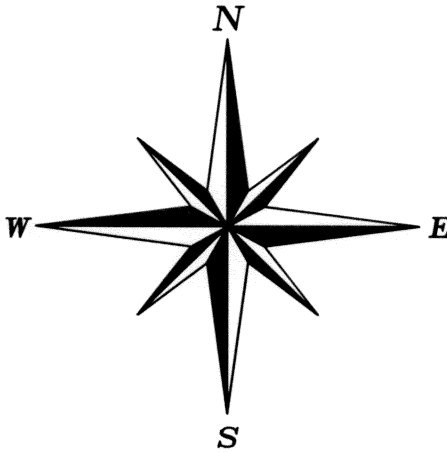
PROPERTY ZONED: A-RESIDENCE

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:

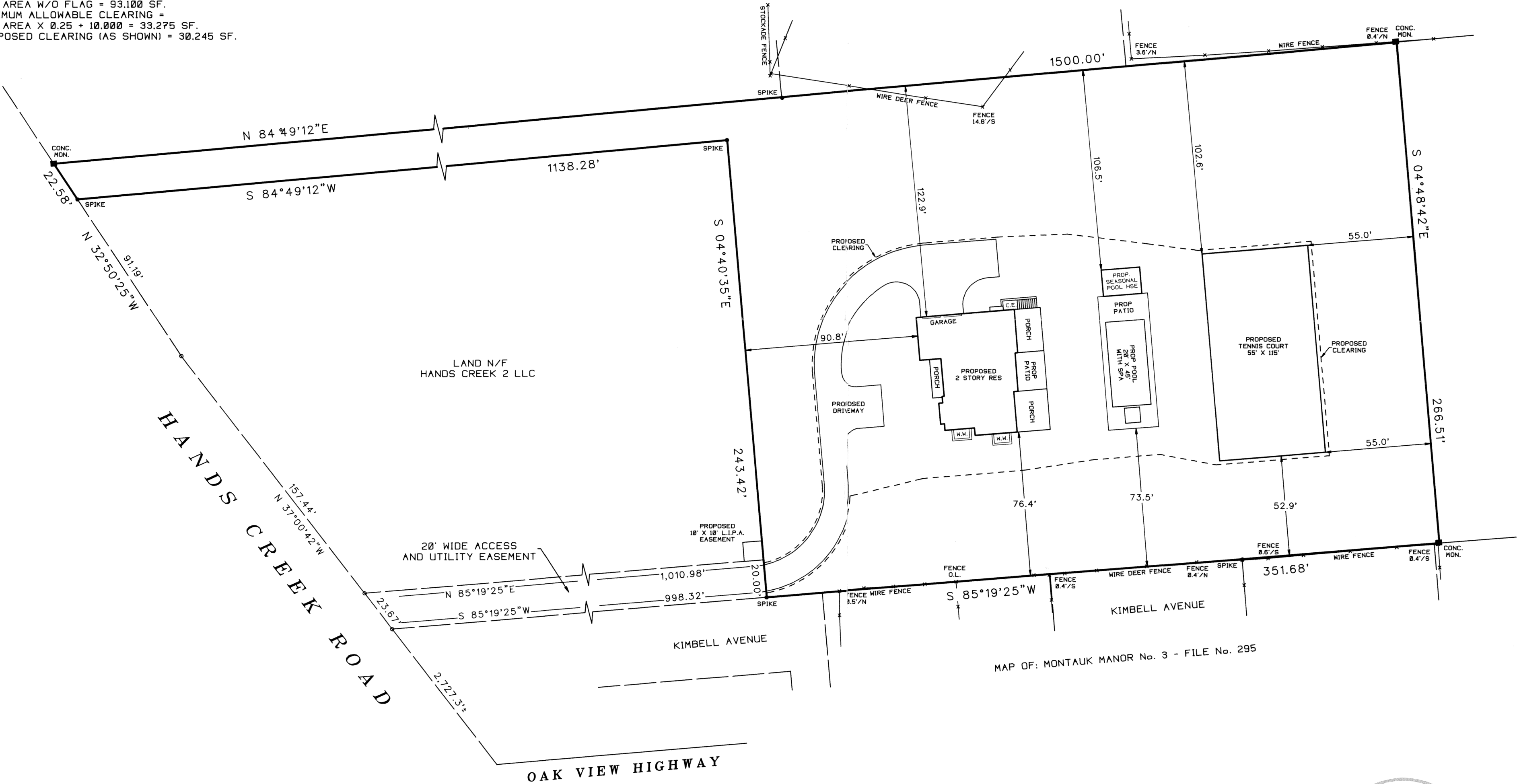
LOT AREA W/O FLAG = 93,100 SF.  
MAXIMUM ALLOWABLE CLEARING =  
LOT AREA X 0.25 + 10,000 = 33,275 SF.  
PROPOSED CLEARING (AS SHOWN) = 30,245 SF.



SCALE: 1"=40'



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



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

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

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