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.

MAP OF: MONTAUK MANOR "A" - FILE No. 295 FENCE CONC. 0.4'/N MON. PROPOSED CLEARING (AS SHOWN) = 30,245 SF. WIRE FENCE FENCE 3.6'/N 1500.00' N 84 49'12"E 1138.28 S 84°49'12"W SPIKE S 04°40'35"E LAND N/F A. & P. BOYLAND PROP -LAND N/F HANDS CREEK 2 LLC PROPOSED 2 STORY RES P001 ( 45: SPA # NOS 73.5' 76.4' 52.9' PROPOSED 10' X 10' L.I.P.A. EASEMENT 20' WIDE ACCESS FENCE 0.4'/S AND UTILITY EASEMENT WIRE DEER FENCE FENCE SPIKE 351.68' s 85°19'25"W —N 85°19′25″E⁻ KIMBELL AVENUE KIMBELL AVENUE **√**2 MAP OF: MONTAUK MANOR No. 3 - FILE No. 295 0 3

OAK VIEW HIGHWAY

SCALE: 1"=40'

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

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

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