

SURVEYED FOR JUDY SAN ROMAN
PROPERTY LOCATED AT EAST HAMPTON
LOTS 31 THRU 35 AND 98 THRU 102; BLOCK 12
ALSO P/O MONTAUK SHORES BLVD.
MAP OF MONTAUK SHORES
FILED: MAY 21, 1927; FILE No. 156
TOWN OF EAST HAMPTON
SUFFOLK COUNTY, NEW YORK
S.C.T.M. # 300-183-3-1.15
AREA = 23,000 SF. = 0.528 ACRES
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:

ALLOWABLE CLEARING =
10,000 SF + 25% OF LOT AREA = 15,750 SF
EXISTING CLEARING = 14,500 SF

COVERAGE CALCULATIONS:

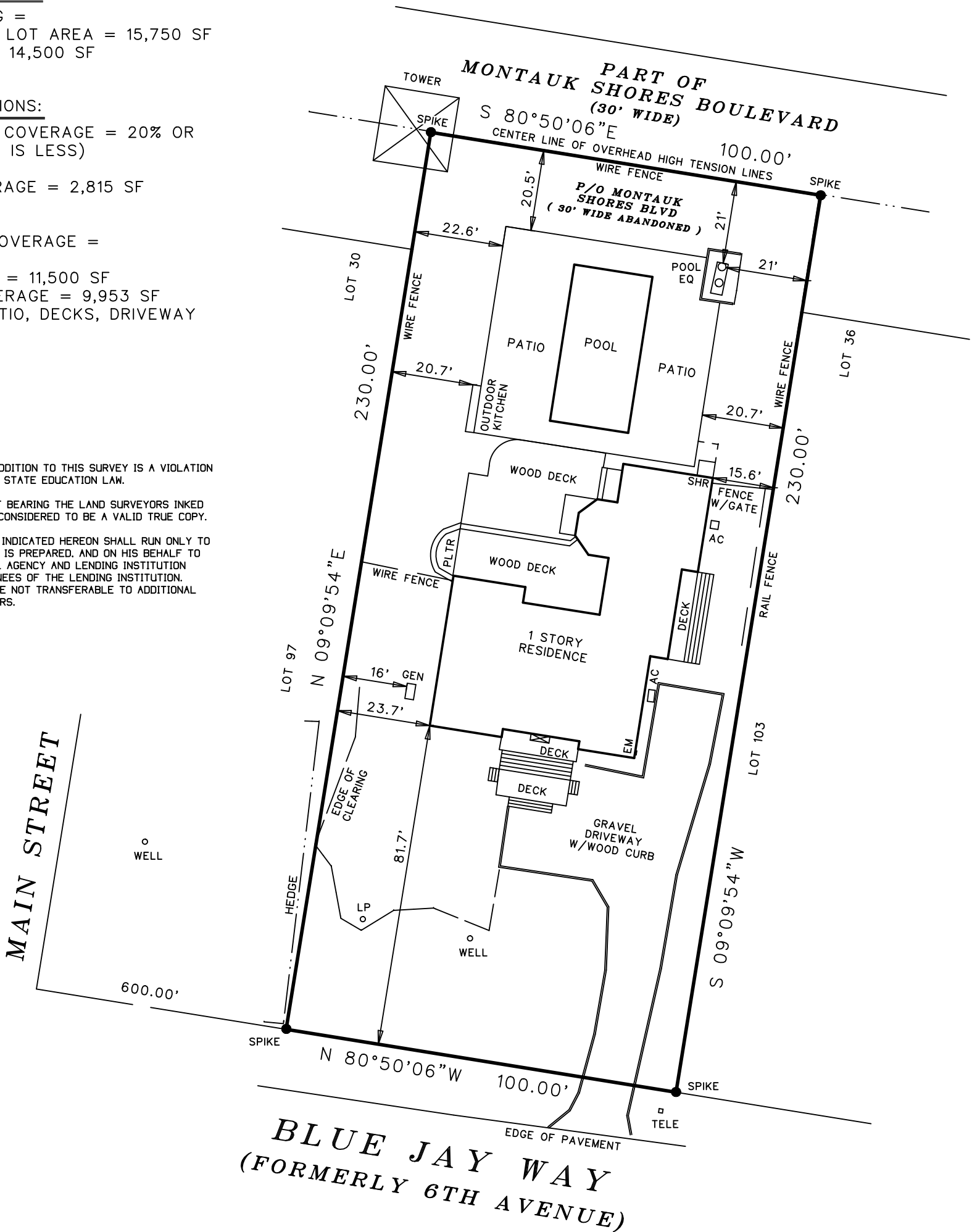
ALLOWABLE BUILDING COVERAGE = 20% OR
8,399 SF (WHICHEVER IS LESS)
= 4,600 SF
EXISTING BLDG COVERAGE = 2,815 SF
RESIDENCE

ALLOWABLE TOTAL COVERAGE =
50% OR 15,999 SF
(WHICHEVER IS LESS) = 11,500 SF
EXISTING TOTAL COVERAGE = 9,953 SF
RESIDENCE, POOL, PATIO, DECKS, DRIVEWAY

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:
BARYLSKI LAND SURVEYING
2320 MAIN ST. P.O. BOX 1302
NEWMAN VILLAGE CONDO.
BRIDGEHAMPTON, NEW YORK
631-537-7944
MARCH 22, 2023
4-20-2023; STAKEOUT
3-22-2024; UPDATE SURVEY
10-18-2024; UPDATE SURVEY

CERTIFIED TO:
JUDY SAN ROMAN

John Barylski