

SURVEYED FOR RITA CLAIR
PROPERTY LOCATED AT SPRINGS
LOT No. 42 THRU 49, BLOCK 37
ALSO PART OF HIGBEE PLACE (ABANDONED)
MAP OF ESTATES OF MONTAUK
FILED: JANUARY 29, 1913; FILE No. 48
TOWN OF EAST HAMPTON
SUFFOLK COUNTY, NEW YORK
S.C.T.M. # 300-098-03-21.6
AREA = 18,800 SF. = 0.4316 ACRES
SCALE: 1"=30'

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

SEPTIC LOCATION PER OTHERS

CLEARING CALCULATIONS

ALLOWABLE CLEARING =
10,999 SF OR 75% OF LOT AREA
(WHICHEVER IS GREATER) = 10,999 SF
PRE-EXISTING CLEARING (VERIFY) = 12,000 SF

COVERAGE CALCULATIONS

ALLOWABLE BUILDING COVERAGE = 20% OR
5,999 SF (WHICHEVER IS LESS)
= 3,760 SF
EXISTING BLDG COVERAGE = 981 SF
RESIDENCE

ALLOWABLE TOTAL COVERAGE =
50% OR 15,999 SF
(WHICHEVER IS LESS) = 9,400 SF
EXISTING TOTAL COVERAGE = 5,333 SF
RESIDENCE, SHED, POOL, PATIO,
STOOPS W/STEPS, WALKS, DRIVEWAY,
POOL EQ., WINDOW WELL

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION
OF SECTION 2209 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:
RITA CLAIR

John F. Barylski



SURVEYED BY:
BARYLSKI LAND SURVEYING
2320 MAIN ST. P.O. BOX 1302
NEWMAN VILLAGE CONDO.
BRIDGEHAMPTON, NEW YORK
(631-537-7944)
MAY 21, 2025

