

SURVEYED FOR LENORE KRAMER
PROPERTY LOCATED AT NORTHWEST
LOT No. 105 THRU 112; & P/O 6TH STREET
MAP OF MONTAUK GARDENS; SECTION 1A
FILED: MAY 7, 1912; FILE No. 480
TOWN OF EAST HAMPTON
SUFFOLK COUNTY, NEW YORK
S.C.T.M. # 300-116-04-6.4
AREA = 19,670 SF = 0.452 AC.
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:

MAX ALLOWED CLEARING = 10,000 SF (OR 35%)
EXISTING CLEARING = 16,600 SF

LINE OF CLEARING & AREA CALCULATIONS SHOWN
ARE NOT GUARANTEED AND MAY BE SUBJECT
TO VERIFICATION BY OTHERS

COVERAGE CALCULATIONS:

ALLOWABLE BUILDING COVERAGE = 20% OR
5,999 SF (WHICHEVER IS LESS)
= 3,934 SF
EXISTING BLDG COVERAGE = 1,607 SF
RESIDENCE

ALLOWABLE TOTAL COVERAGE =
50% OR 15,999 SF
(WHICHEVER IS LESS) = 9,835 SF
EXISTING TOTAL COVERAGE = 7,861 SF
RESIDENCE W/ O.HANG, DECK, STEPS, DRIVEWAY,
POOL, WALKS, POOL EQ., OIL TANK, AC, BIN

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

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS' NAME
OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY

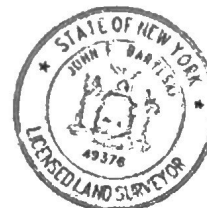
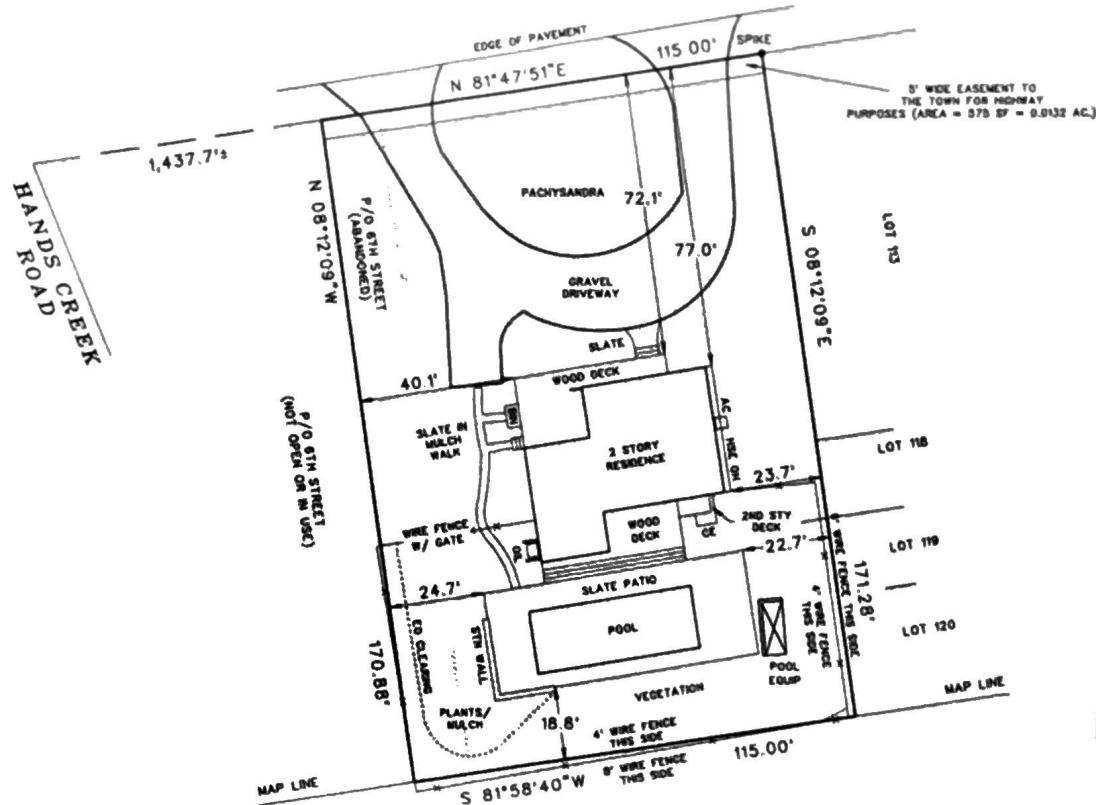
GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO
THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO
THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION
LISTED HEREON AND TO THE ASSUREES OF THE LENDING INSTITUTION.
GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL
INSTITUTIONS OR SUBSEQUENT OWNERS.

CERTIFIED TO

John Bartles

26615

MONTAUK AVENUE



MAP OF HANDS CREEK FARM, SECTION 2
FILE MAP NO. 7172

SURVEYED BY:
BARYLSKI LAND SURVEYING
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BRIDGEHAMPTON, NEW YORK
(631-537-7944)
SEPTEMBER 3, 2025