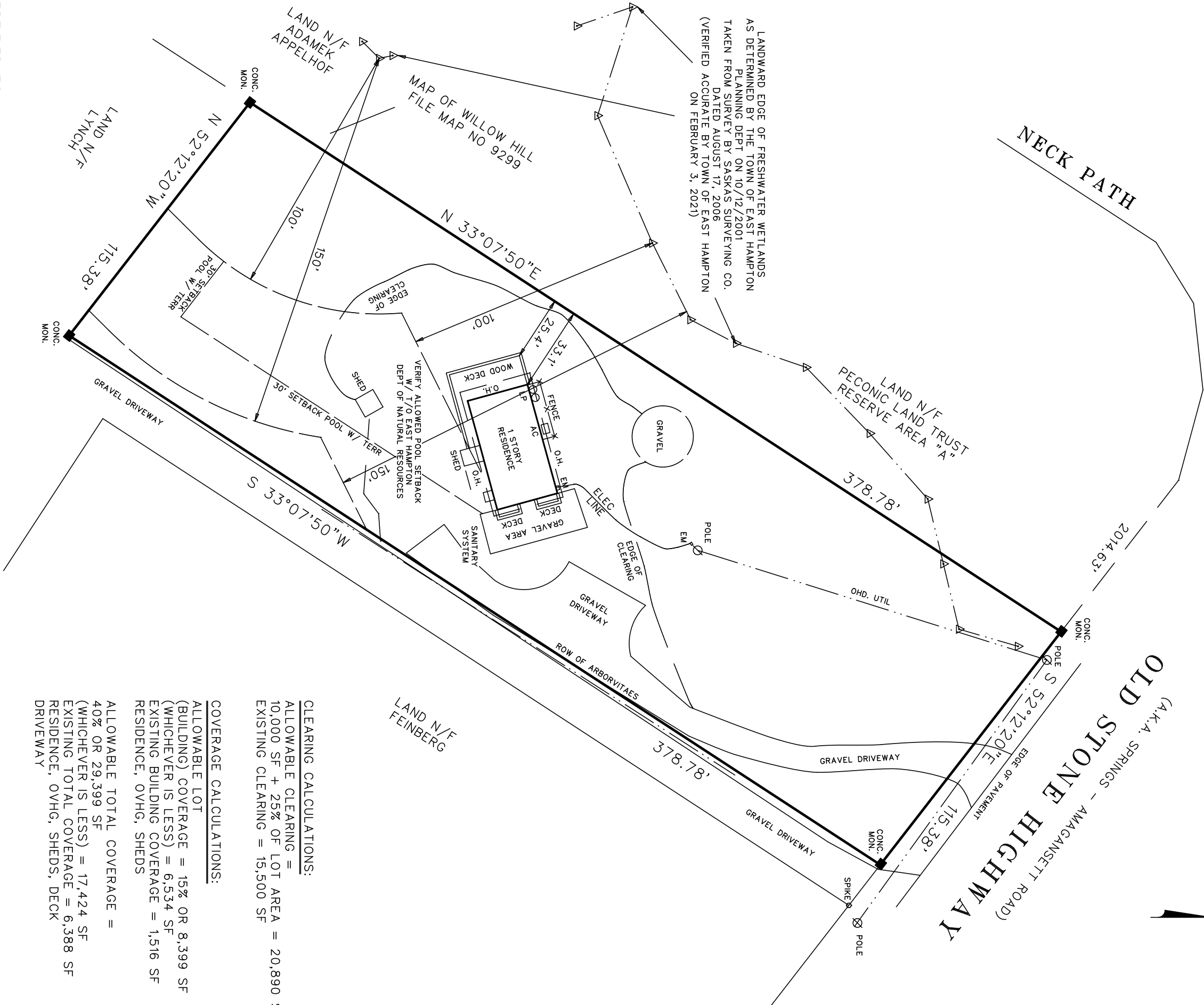


SURVEYED FOR FIDDLERS BRIDGE LLC
PROPERTY LOCATED AT SPRINGS
TOWN OF EAST HAMPTON
SUFFOLK COUNTY, NEW YORK
S.C.T.M. # 300-083-05-11
AREA = 43,560 SF = 1.000 AC
SCALE: 1"=40'

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



CERTIFIED TO:
FIDDLERS BRIDGE LLC

John Baryl

26164-A1

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.

CLEARING CALCULATIONS:

ALLOWABLE CLEARING =
10,000 SF + 25% OF LOT AREA = 20,890 SF
EXISTING CLEARING = 15,500 SF

COVERAGE CALCULATIONS:

ALLOWABLE LOT
(BUILDING) COVERAGE = 15% OR 8,399 SF
(WHICHEVER IS LESS) = 6,534 SF
EXISTING BUILDING COVERAGE = 1,516 SF
RESIDENCE, OVHG, SHEDS

ALLOWABLE TOTAL COVERAGE =
40% OR 29,399 SF
(WHICHEVER IS LESS) = 17,424 SF
EXISTING TOTAL COVERAGE = 6,388 SF
RESIDENCE, OVHG, SHEDS, DECK
DRIVEWAY

SURVEYED BY:
BARYLSKI LAND SURVEYING
2320 MAIN ST. P.O. BOX 1302
NEWMAN VILLAGE CONDO.
BRIDGEHAMPTON, NEW YORK
(631-537-7944)
APRIL 10, 2024

8-15-2024: WETLAND LOCATION
9-17-2024: WETLAND SETBACKS