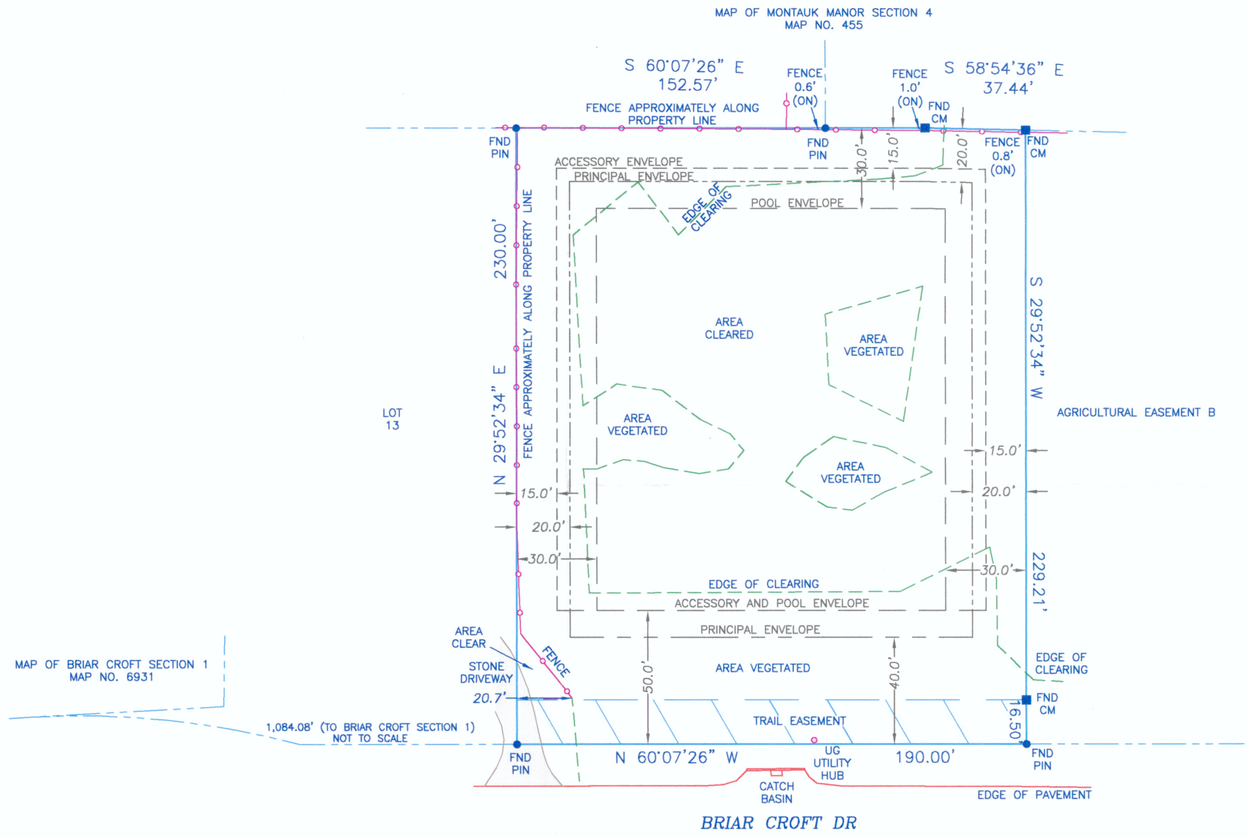
MAP OF
LOT 12
BRIAR CROFT SEC.2
SITUATE
SPRINGS
Filed March 22, 1994 as Map No. 9481
Town of East Hampton, Suffolk Co., N.Y.
SCTM# 300-63-4-8.09
Area: 43,685 Sq. Ft. or 1.002 Acres
Lot Area: 40,551 Sq. Ft. or 0.931 Acres
(Excluding Trail Easement for Clearing and Coverage Calculations)

Scale: 1"=40'

Certified To:
Patricia H Collins Revocable Trust
Stephen T Collins Revocable Trust



Legend:

■ = Set or Found Concrete Monument
● = Set or Found Iron Pin
(ON)/ (OFF) = Located On or Off of Subject Property
U.G = Underground

Building Coverage:

Maximum Coverage =15% of Lot Area or 8,399 sq. ft.
(whichever is less)
40,551 sq. ft. x .15 = 6,074 sq. ft.
6,083 sq. ft. < 29,399 sq. ft.
Existing Building Coverage: 0 sq. ft.
Includes areas covered by roofed structures and cornices, eaves, chimneys, fireplaces projecting greater than 2ft

Total Coverage:

Maximum Coverage = 40% of Lot Area or 29,399 sq. ft.
(whichever is less)
40,551 sq. ft. x .40 = 16,220 sq. ft.
16,220 sq. ft. < 29,399 sq. ft.
Existing Total Coverage : 162 sq. ft.

- Including but not limited to: Al structures and uses at grade, building coverage, driveway, walks, patio, walls 1ft in width and greater, decking, brick, pool, utilities as shown on map.
- Items and formulas used for building coverage and total coverage calculations are an interpretation of the East Hampton Town Code by East End Land Surveying, P.C. and must be verified by the Town of East Hampton or proper agency of jurisdiction before use or construction. Covenants and Restrictions of record, if any, not shown on map that are more restrictive than Town Code may apply, and their applicability is to be determined by the Town of East Hampton. Calculations shown hereon are not certified unless verified by The Town of East Hampton or the proper agency having jurisdiction.

Clearing Note:

Clearing Existing and Allowed: 22,245 sq. ft. * As per memo
Clearing limits as shown are based on an onsite field inspection with East Hampton Town Natural Resources Department on January 16, 2026. Existing and allowable clearing limits must be verified by the Town of East Hampton or the proper agency having jurisdiction before use or construction.
Clearing calculations refer to square footage only.
Covenants and Restrictions of record, if any, not shown that are more restrictive than Town Code may apply, and their applicability is to be determined by the Town of East Hampton or the proper agency having jurisdiction.
Clearing limits must be verified by the Town of East Hampton or the proper agency having jurisdiction before use or construction. Clearing limits are not certified to be correct unless verified.

Building Envelope Note:

1.) Building envelopes are per East Hampton Town Zoning Code §255-11-10, Table of Dimensional Regulations, as of map date and are an interpretation of the East Hampton Town Code by East End Land Surveying P.C.
2.) Envelopes may be subject to, but limited to, other zoning codes, environmental restrictions, or covenants and restrictions of record. **See East Hampton Town Code for complete zoning information before use or construction.**
3.) Any covenants or restrictions that are more restrictive than Town Code may apply and their applicability and enforcement is to be determined by the Town of East Hampton.
4.) **Building envelopes must be verified by The Town of East Hampton or the proper agency having jurisdiction before use or construction.**

— — — — — — = Accessory Envelope
— — — — — — = Pool Envelope
— — — — — — = Principal Envelope

Property Note:

Property is subject to covenants and restrictions for Briar Croft Section 2 on file with the Town of East Hampton and / or the Suffolk County Clerk's Office, see Liber 11669 Page 404 for complete details of covenants and restrictions. Lots 12 and 13 are subject to a common driveway as per paragraph 15 in the covenants and restrictions, along with and other requirements or restrictions. Covenants and restrictions and their applicability are to be interpreted and / or enforced by the Town of East Hampton or the proper agency having jurisdiction before use or construction.

Zoning Note:

This survey is not making any certification or representation pertaining to zoning unless specifically stated hereon. For complete zoning information contact the proper municipality and\or agency of jurisdiction. Covenants and Restrictions of record, if any, not shown that are more restrictive than East Hampton Town Code may apply, and their applicability is to be determined by the Town of East Hampton or the proper agency having jurisdiction before use or construction.

EE579(BK414-PG54)locate clearing_1-20-26.dwg

General Notes:

1.) Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section7209, Sub-Division 2, of the New York State Education Law.
2.) Certifications indicated hereon shall run only to the person for whom the survey is prepared, and on his/her behalf to the title company, governmental agency and lending institution listed hereon. Certifications are not transferable to additional institutions or subsequent owners. Certification indicated hereon signify that this survey was prepared in accordance with the existing code of practice for and surveyors.
3.)The certifications for this survey is only for the lands depicted hereon and is not a certification of title, zoning or freedom of encumbrances. Certifications run only to the last field survey date.
4.) The existence of, but not limited to: any subsurface improvements or encroachments, wetlands, easements, covenants or restrictions, recorded or unrecorded, are not guaranteed or certified unless physically evident at the time the field survey was completed and shown on the survey map.
5.) The offsets (or dimensions) shown hereon from the structures to the property lines are for a specific purpose and use and therefore are not intended for the construction of fences, retaining walls, pools, patios, additions to buildings or anyother structures.
6.) This survey was performed without an Abstract of Title and/or Title Report and is subject to any statement of fact revealed by a current Abstract of Title and/or Title Report.

Not a valid copy without surveyor's original signature and embossed seal.

January 20, 2026 : Locate Clearing
June 6, 2025 : Building Envelopes
Surveyed : June 5, 2025

Timothy C. Taylor
NYS Lic.# 050799
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