

BEARINGS SHOWN HEREON ARE  
BASED ON LIBER 13161 PAGE 290

SYMBOL LEGEND		
□ MONUMENT FND	⊙ MANHOLE	⊕ TEST HOLE
○ I.P. / I.B. FND	⊠ "A"-INLET	⊗ TREE
● I.P. / I.B. SET	⊠ "B"-INLET	⊗ SHRUB
○ SPOT ELEVATIONS	⊠ YARD INLET	⊗ BOLLARD
○ UTILITY POLE	⊠ YARD INLET	⊗ WETLAND FLAG
○ GUY WIRE	⊠ ELECTRIC METER	⊠ CANT. CANTILEVER
○ UTILITY POLE W/LIGHT	⊠ GAS METER	⊠ FE. FENCE
○ LIGHT POLE	⊠ WATER METER	⊠ MAS. MASONRY
○ SIGN	⊠ GAS VALVE	⊠ PLAT. PLATFORM
○ PVC FENCE (PVC)	⊠ WATER VALVE	⊠ W.W. WINDOW WELL
○ STOCKADE FENCE (STR)	⊠ O/H OVERHANG	⊠ B/W BAY WINDOW
○ CHAIN LINK FENCE (CLF)	⊠ R/O ROOF OVER	⊠ C/E CELLAR ENTRANCE
○ WIRE FENCE	⊠ D.C. DEPRESSED CURB	⊠ A/C UNIT
○ FIRE HYDRANT	⊠ G.O.L. GENERALLY ON LINE	⊠ STAKE
○ CROSS CUT	⊠ R.O.W. RIGHT OF WAY	
○ ON LINE		

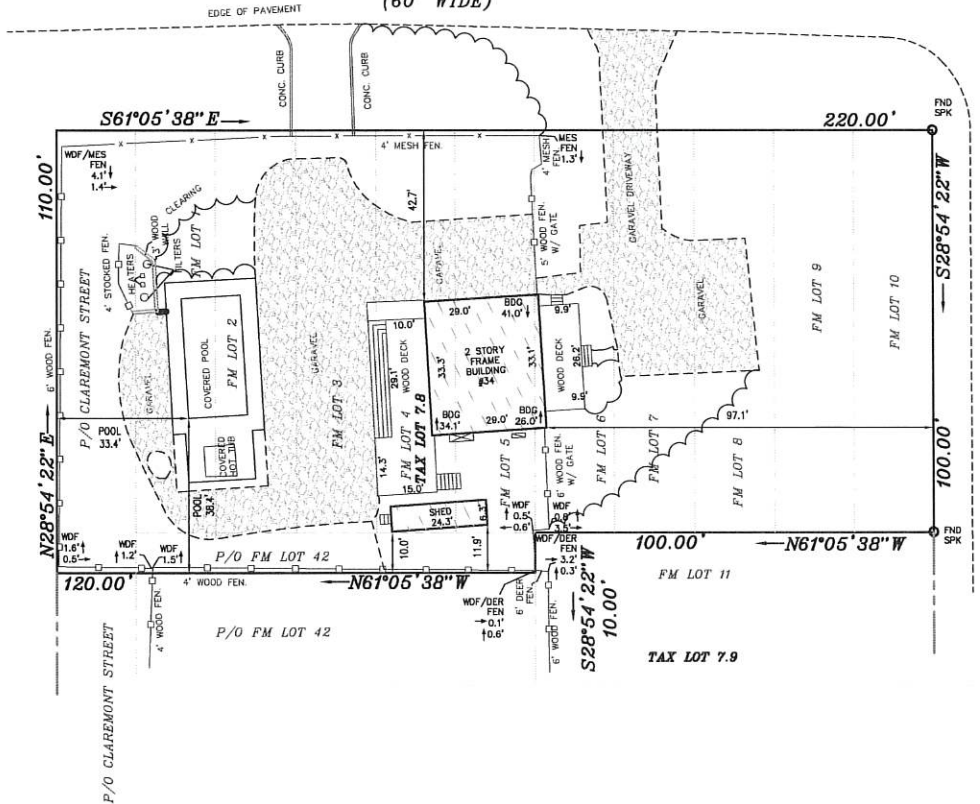


## HARBOR BOULEVARD

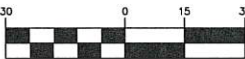
(60' WIDE)

CLAREMONT STREET  
(20' WIDE)

AUDIBON STREET  
(VAR. WIDE)



### GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

LOT CLEARING AREA  
23,200.00 S.F. = 0.53 AC.  
11,465.21 S.F. CLEARED  
49% LOT CLEARED

GUARANTEED TO:  
TITLE NO.: BR45966S  
DEBORAH BAUM  
BARRISTER LAND LLC  
STEWART TITLE INSURANCE COMPANY

LOT AREA  
23,200.00 S.F.  
0.53 AC.



SCAN ME

REV	DATE	DESCRIPTION	JTS	TR
2	06/11/2025	REVISED SURVEY	JTS	TR
1	06/10/2025	REVISED SURVEY	JTS	TR
			BY	CHK



# SCALICE

land surveying

mjslandsurvey.com P:631-957-2400  
1 South Bay Avenue, Islip, NY 11751

**SURVEY OF PROPERTY**  
34 HARBOR BOULEVARD, EAST HAMPTON  
NEW YORK 11937  
LOTS 1-10 AND P/O LOT 42, BLOCK 18  
AND P/O CLAREMONT STREET  
MAP OF  
MONTAUK VIEW, SECTION ONE  
FILE DATE: 06/23/1911 MAP NO. 16  
SITUATE VILLAGE OF EAST HAMPTON  
TOWN OF EAST HAMPTON  
SUFFOLK COUNTY, NEW YORK

DR.:MC	CREW.:NB	SCALE: 1" = 30'	TAX MAP NO.
DATE SURVEYED: 06/05/2025	JOB No. S25-2396	0300-094.00-03.00-007.008	

(1) UNAUTHORIZED ALTERATION OF ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW. (2) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EXPOSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND GIVEN (3) CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT ETHICAL CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO WORKING FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LEADING INSTITUTION LISTED ON THE BOUNDARY SURVEY MAP. (4) THE CERTIFICATIONS HEREON ARE NOT TRANSFERABLE. (5) THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY. (6) THE OFFSET FOR UNDERGROUND SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIO PLANTING AREAS, ADDITIONS TO BUILDINGS, AND ANY OTHER TYPE OF CONSTRUCTION. (7) PROPERTY CORNER MONUMENTS WERE NOT SET AS PART OF THIS SURVEY. (8) THIS SURVEY WAS PREPARED WITH A SPECTRUM TOTAL STATION. (9) THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED. (10) IF THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THE EXISTENCE OF ANY CONVEYANCES, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, IF ANY, ARE NOT BE SHOWN OR ADDRESSSED AND ARE NOT GUARANTEED.