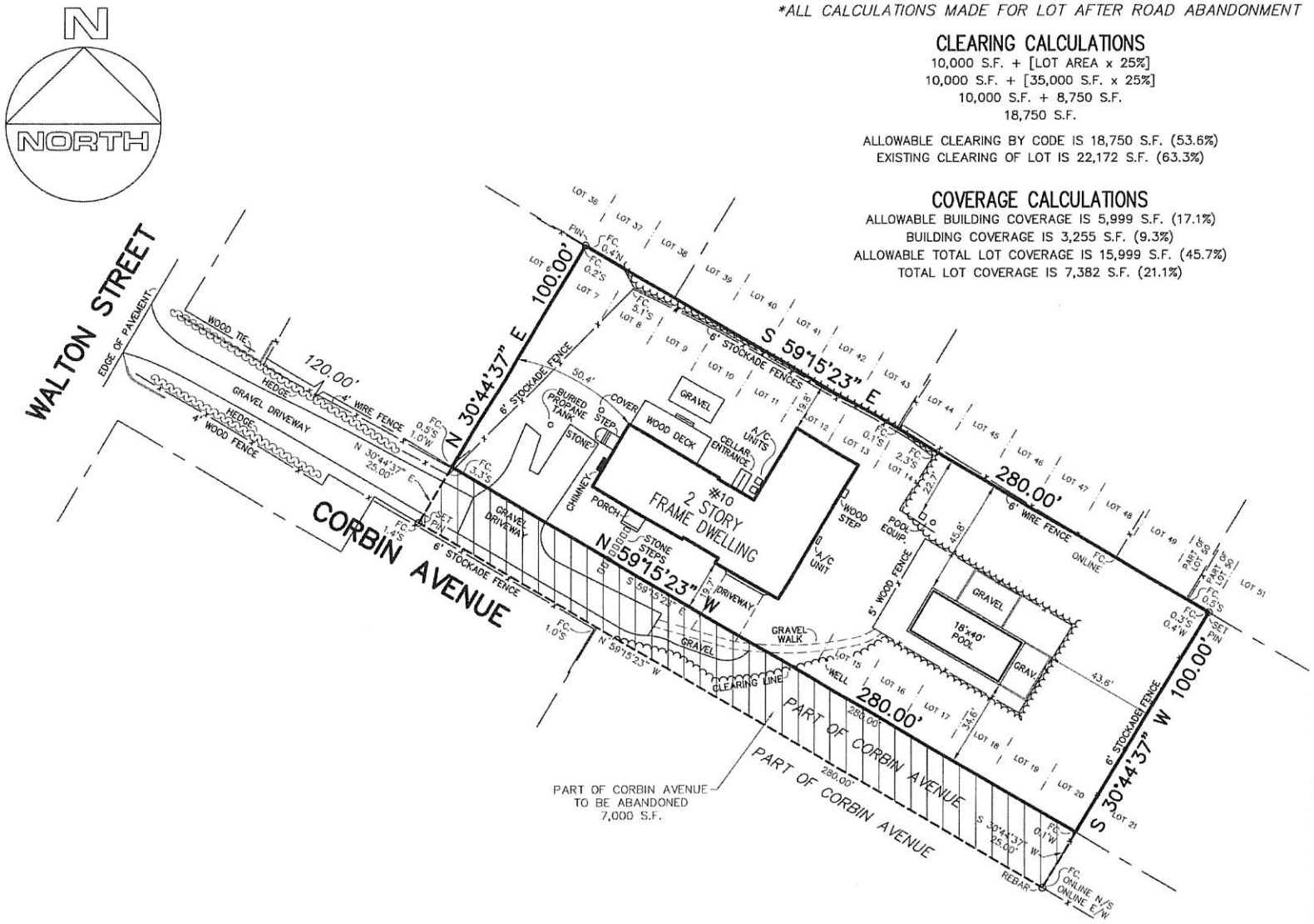

THE AREA OF THIS PROPERTY IS 35,000 S.F. OR 0.803 ACRES*
*ALL CALCULATIONS MADE FOR LOT AFTER ROAD ABANDONMENT

CLEARING CALCULATIONS

10,000 S.F. + [LOT AREA x 25%]
10,000 S.F. + [35,000 S.F. x 25%]
10,000 S.F. + 8,750 S.F.
18,750 S.F.

ALLOWABLE CLEARING BY CODE IS 18,750 S.F. (53.6%)
EXISTING CLEARING OF LOT IS 22,172 S.F. (63.3%)

COVERAGE CALCULATIONS

ALLOWABLE BUILDING COVERAGE IS 5,999 S.F. (17.1%)
BUILDING COVERAGE IS 3,255 S.F. (9.3%)
ALLOWABLE TOTAL LOT COVERAGE IS 15,999 S.F. (45.7%)
TOTAL LOT COVERAGE IS 7,382 S.F. (21.1%)

S.C.T.M. NO.
300 - 58 - 5 - 22

SURVEY OF: LOT 7-20, INCL. BLOCK 35
MAP OF MONTAUK MANOR, SECTION 4
FILED JULY 7, 1911 - AS No. 455
SITUATED IN: EAST HAMPTON
TOWN OF: EAST HAMPTON
SUFFOLK COUNTY, NEW YORK
DATE: 2/29/2024
JOB NO. G24-9980
SCALE: 1" = 40'

STATE OF NEW YORK
GARY J. BENZ
2/29/24
050829
LICENSED LAND SURVEYOR

GUARANTEES INDICATED SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND/OR AGENCY, AND ARE NOT TRANSFERABLE.

CERTIFIED TO:
Elena Bajo
Warren Neidich
New York Title

GARY BENZ, L.S.
Surveying and Land Planning
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Ronkonkoma, N.Y. 11779
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(631) 648-9348

HE EXISTENCE OF RIGHT OF WAYS, WETLANDS, UNDER GROUND UTILITIES ND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED.

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 SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.