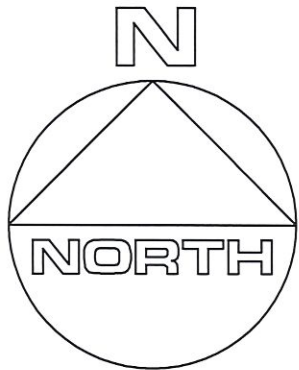


THE AREA OF THIS PROPERTY IS 20,000 S.F. OR 0.459 ACRES
ALL ELEVATIONS SHOWN REFER TO NAVD '88 DATUM



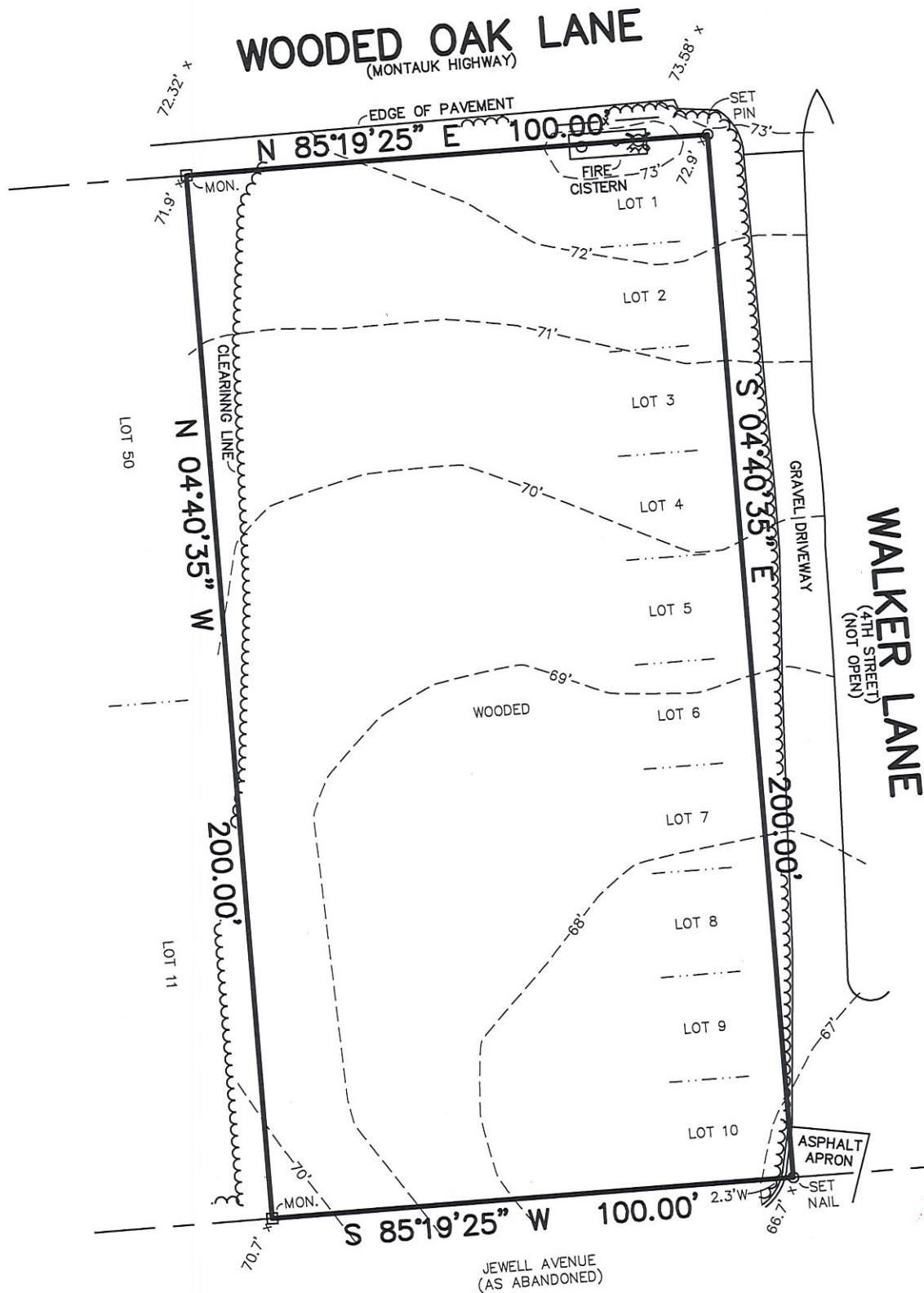
CLEARING CALCULATIONS

10,000 S.F. + [LOT AREA x 25%]
10,000 S.F. + [20,000 S.F. x 25%]
10,000 S.F. + 5,000 S.F.
15,000 S.F.

ALLOWABLE CLEARING BY CODE IS 15,000 S.F. (75.0%)
EXISTING CLEARING OF LOT IS 574 S.F. (2.9%)

COVERAGE CALCULATIONS

ALLOWABLE BUILDING COVERAGE IS 4,000 S.F. (20%)
BUILDING COVERAGE IS 0 S.F. (0%)
ALLOWABLE TOTAL LOT COVERAGE IS 10,000 S.F. (50%)
TOTAL LOT COVERAGE IS 0 S.F. (0%)



CERTIFIED TO:

John Barreca

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

S.C.T.M. NO. 300 - 141 - 2 - 36.6

SURVEY OF: LOTS 1-10 INCL., BLOCK 11
MAP OF MONTAUK MANOR No. 3
FILED APR. 19, 1911 - AS No. 265

SITUATED IN: EAST HAMPTON TOWN OF: EAST HAMPTON
SUFFOLK COUNTY, NEW YORK

GARY BENZ, L.S.
Surveying and Land Planning
527-B Hawkins Avenue
Ronkonkoma, N.Y. 11779
GaryBenzLS@Yahoo.com / (631) 648-9348

DATE: 11/19/2024 JOB NO. G24-10708 SCALE: 1" = 30'

THE EXISTENCE OF RIGHT OF WAYS, WETLANDS, UNDER
GROUND UTILITIES AND/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.