



THREE MILE HARBOR ROAD
(C.R. 40)

MORRIS PARK LANE

LAND NOW OR FORMERLY OF
LELAND & MARJORIE M WINSLOW

LAND NOW OR FORMERLY OF
ERIC & LISA BADER

LAND NOW OR FORMERLY OF
ALBERT LESTER

THE AREA OF THIS PROPERTY IS 156,143 S.F. OR 3.584 ACRES
ALL ELEVATIONS SHOWN REFER TO NAVD '88 DATUM

S.C.T.M. NO.
300 - 146 - 3 - 10
SURVEY OF:
DESCRIBED PROPERTY

SITUATED IN: EAST HAMPTON
TOWN OF: EAST HAMPTON
SUFFOLK COUNTY, NEW YORK
DATE: 2/28/2025
JOB NO. G25-10935
SCALE: 1" = 80'



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

CERTIFIED TO:

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

C.E. = CELLAR ENTRANCE
GF = GARAGE FLOOR ELEVATION
FF = FIRST FLOOR ELEVATION
○ = UTILITY POLE

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.

COVERAGE CALCULATIONS

ALLOWABLE BUILDING COVERAGE IS 12,491 (8%)
BUILDING COVERAGE IS 2,111 S.F. (1.3%)
ALLOWABLE TOTAL LOT COVERAGE IS 46,842 (30%)
TOTAL LOT COVERAGE IS 5,460 S.F. (3.5%)

CLEARING CALCULATIONS

ALLOWABLE CLEARING BY CODE IS 49,035 S.F. (31.4%)
THIS PROPERTY HAS PREEXISTING NONCONFORMING CLEARING LINES
OF 156,143 S.F. (100%) AS PER THE T.O.E.H. ENVIRONMENTAL DEPT.
SUBJECT TO SCENIC / CONSERVATION EASEMENTS
EXISTING CLEARING OF LOT IS 148,712 S.F. (95.2%)