

THE AREA OF THIS PROPERTY IS 44,843 S.F. OR 1.029 ACRES
ALL ELEVATIONS SHOWN REFER TO NAVD '88 DATUM

CLEARING CALCULATIONS

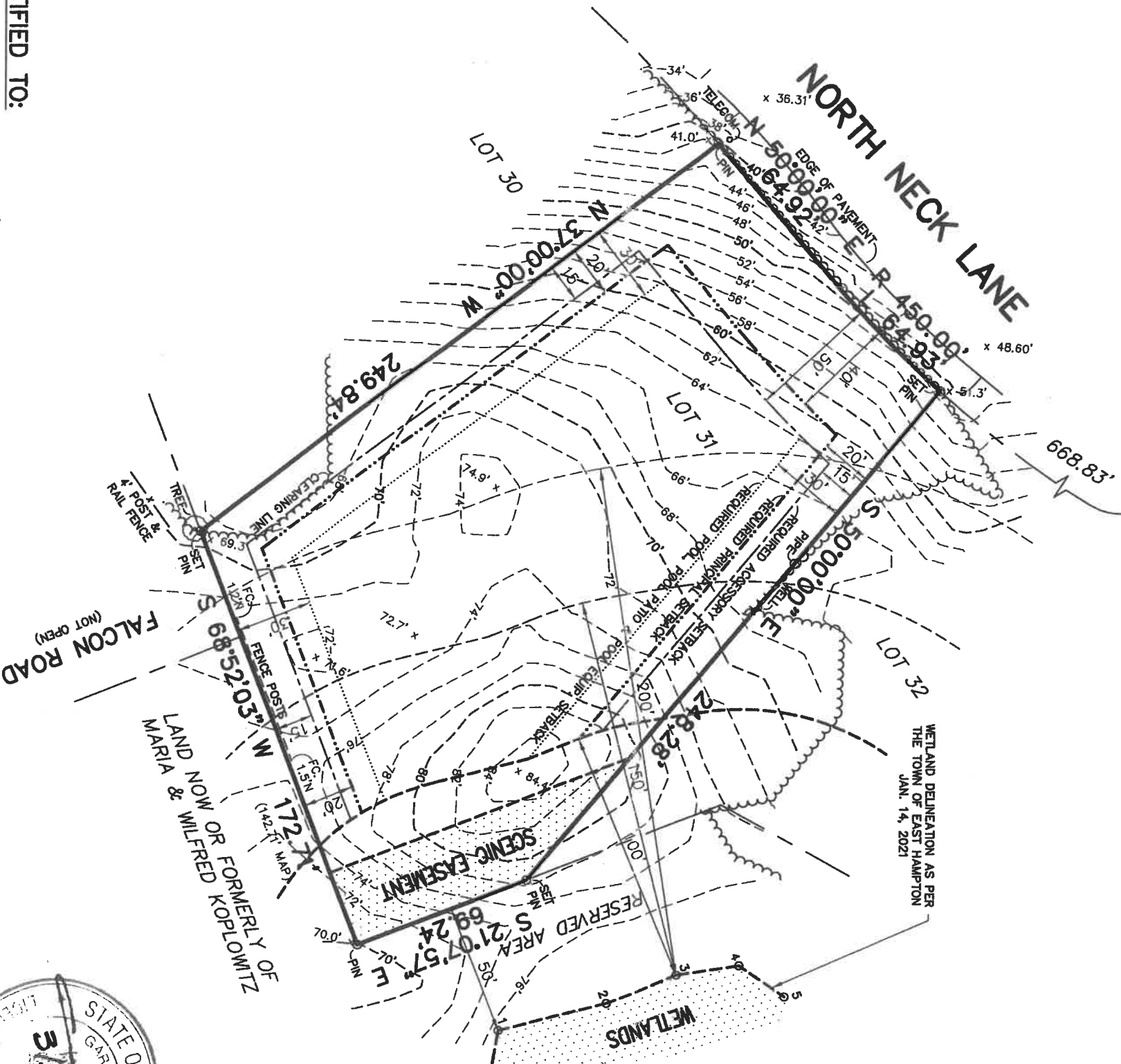
10,000 S.F. + [LOT AREA x 25%]
10,000 S.F. + [44,843 S.F. x 25%]
10,000 S.F. + 11,211 S.F.
21,211 S.F.

ALLOWABLE CLEARING BY CODE IS 21,211 S.F. (47.3%)
EXISTING CLEARING OF LOT IS 664 S.F. (1.2%)

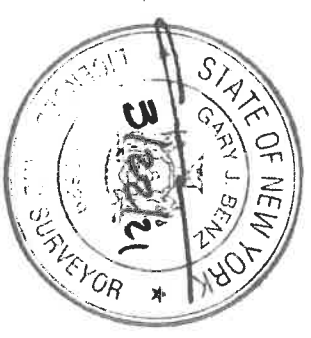
COVERAGE CALCULATIONS

ALLOWABLE BUILDING COVERAGE IS 6,726 S.F. (15%)
BUILDING COVERAGE IS 0 S.F. (0%)
ALLOWABLE TOTAL LOT COVERAGE IS 17,937 S.F. (40%)
TOTAL LOT COVERAGE IS 0 S.F. (0%)

NOTE: REQUIRED SETBACK LINES SHOWN
WITHIN THE 200' WETLAND SETBACK ARE
SUBJECT TO NATURAL RESOURCES APPROVAL.
ALLOWABLE CLEARING AND COVERAGES ARE
SUBJECT TO NATURAL RESOURCES APPROVAL.



CERTIFIED TO:
Estate of Wilfred Koplowitz;
Daniel and Stephan Koplowitz, co-executors



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 — 16 — 3 — 14

SURVEY OF: LOT 31

MAP OF EAST END ESTATES
FILED JUNE 19, 1978 — AS No. 6690

SITUATED IN: MONTAUK

TOWN OF: EAST HAMPTON

SUFFOLK COUNTY, NEW YORK

DATE: 3/22/2021

JOB NO. G21-6703

SCALE: 1" = 50'

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

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.