

THE AREA OF THIS PROPERTY IS 13,641 S.F. OR 0.313 ACRES
THIS PROPERTY IS IN THE WATER RECHARGE OVERLAY DISTRICT
ALL ELEVATIONS SHOWN REFER TO NAVD '88 DATUM
ALL RESIDENCES WITHIN 150' ARE CONNECTED TO PUBLIC WATER
THIS PROPERTY IS A PORTION OF AN URBAN RENEWAL PARCEL

ELEVATION		
41.4'	OL	DARK BROWN LOAM
22.0'	ML	BROWN SILT
	SM	PALE BROWN SILTY SAND
	SC	BROWN CLAYEY SAND
19.4'	CH	BROWN CLAY
	CL & SC	BROWN SANDY CLAY & CLAYEY SAND
	SW	BROWN FINE TO COARSE SAND
-22.6'		

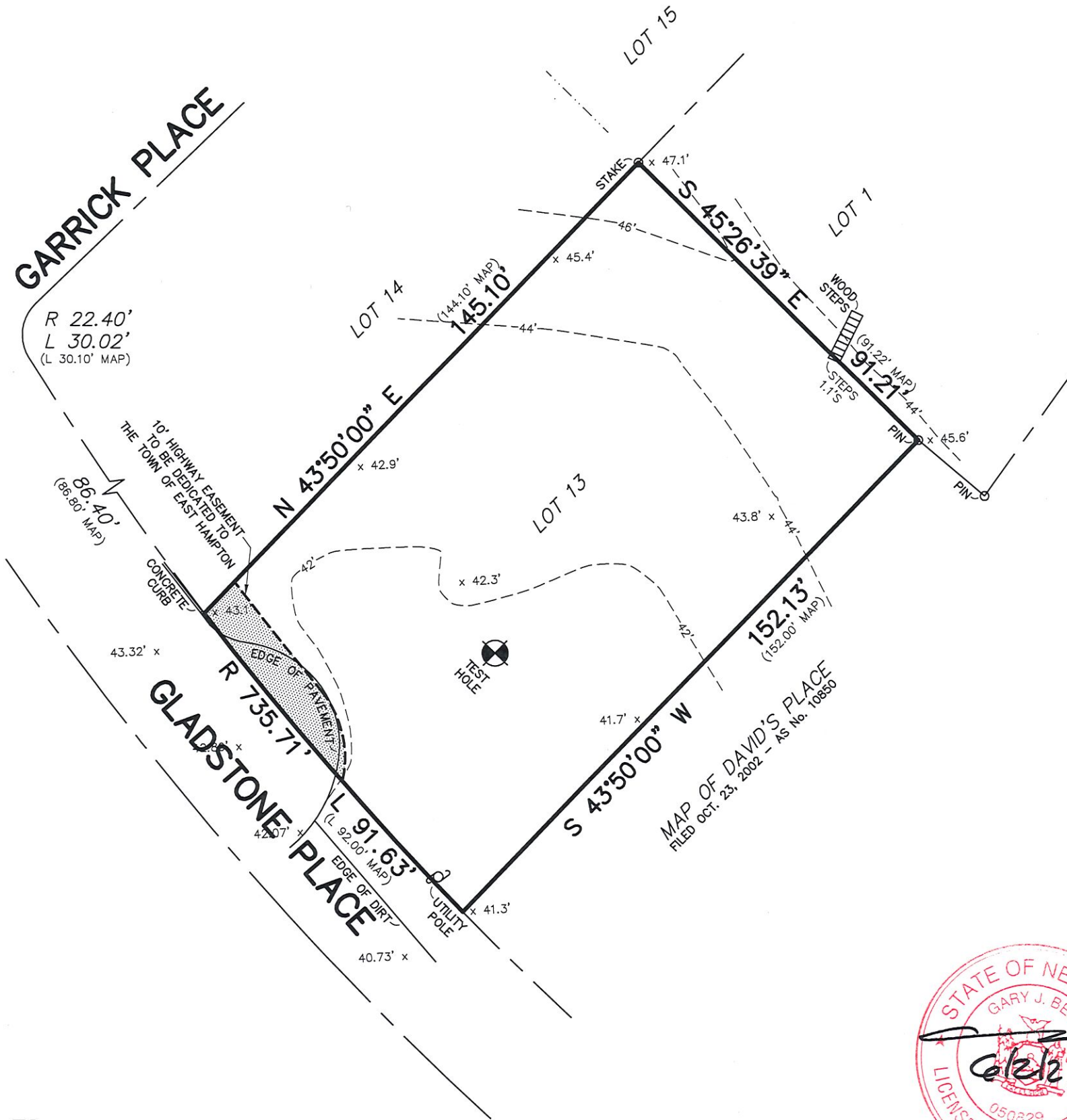
TEST HOLE INFORMATION
BY: MCDONALD GEOSERVICES
5/10/2021

CLEARING CALCULATIONS

ALLOWABLE CLEARING BY CODE IS 10,000 S.F. (73.3%)
THIS PROPERTY HAS PREEXISTING NONCONFORMING CLEARING LINES
OF 13,641 S.F. (100%) AS PER THE T.O.E.H. ENVIRONMENTAL DEPT.
SUBJECT TO SCENIC / CONSERVATION EASEMENTS
CURRENT CLEARING OF LOT IS 13,641 S.F. (100%)

COVERAGE CALCULATIONS

ALLOWABLE BUILDING COVERAGE IS 2,728 S.F. (20%)
BUILDING COVERAGE IS 0 S.F.
ALLOWABLE TOTAL LOT COVERAGE IS 6,821 S.F. (50%)
TOTAL LOT COVERAGE IS 0 S.F.



CERTIFIED TO:
Richard John Boyle, Trustee
Boyle Family Revocable Trust
Kensington Vanguard National Land Title Services
Stewart Title Insurance Company

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 — 19 — 2 — 9
SURVEY OF: LOT 13, BLOCK 203
MAP OF MONTAUK BEACH DEV. CORP., SUBDIVISION 8
FILED MAY 6, 1927 — AS No. 1018
SITUATED IN: MONTAUK TOWN OF: EAST HAMPTON
SUFFOLK COUNTY, NEW YORK
DATE: 6/2/2021 JOB NO. G21-7041 SCALE: 1" = 30'
GARY BENZ, L.S.
Surveying and Land Planning
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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.