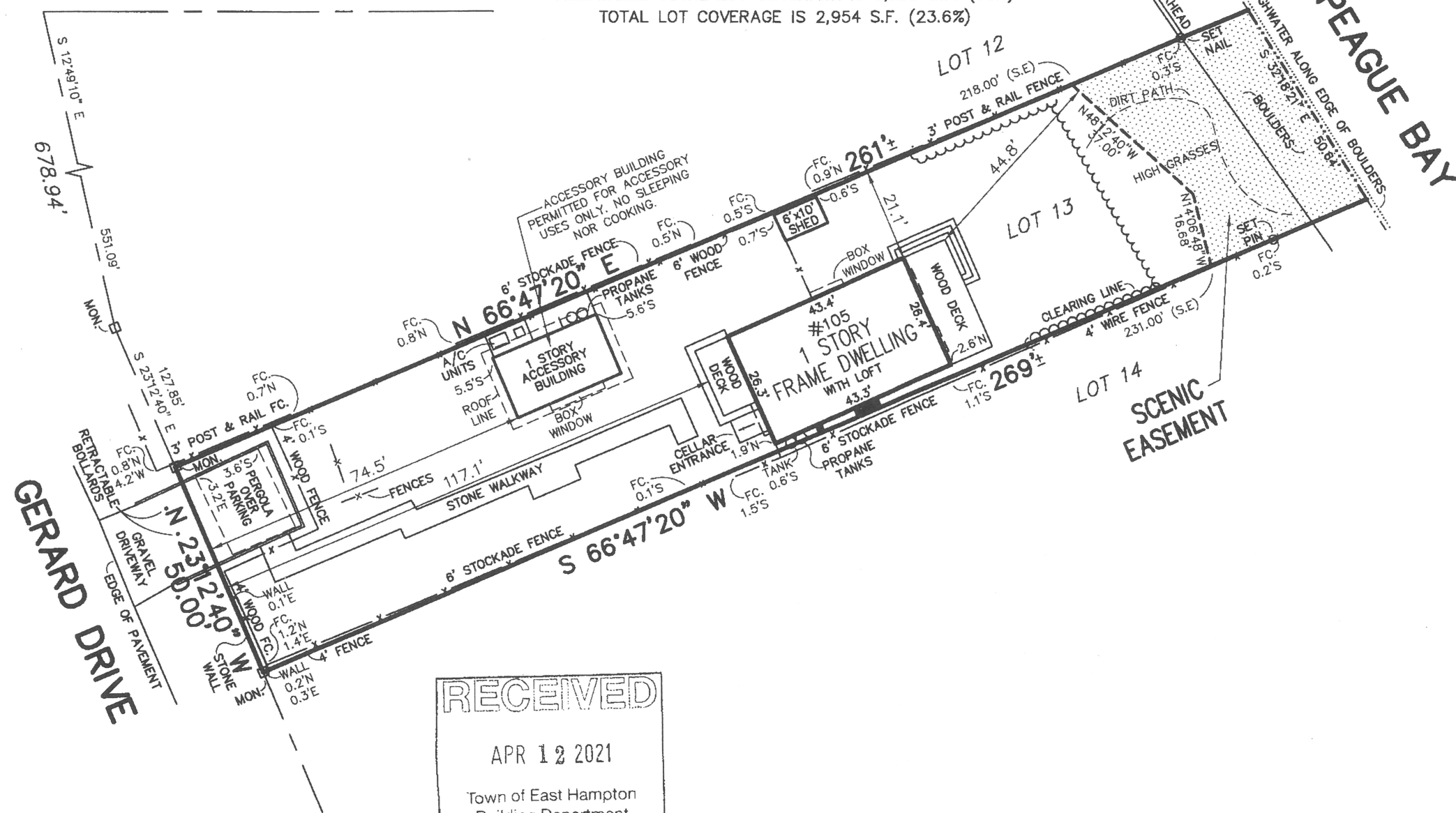




OLD FIREPLACE ROAD EXTENSION



THE AREA OF THIS PROPERTY IS 13,250 S.F. OR 0.304 ACRES
THE UPLAND AREA OF THIS PROPERTY IS 12,512 S.F. OR 0.287 ACRES
THIS PROPERTY IS IN THE HARBOR PROTECTION OVERLAY DISTRICT

CLEARING CALCULATIONS

10,000 S.F. OR 35%, WHICHEVER IS GREATER
10,000 S.F. OR $[12,512 \text{ S.F.} \times 35\%]$
10,000 S.F. > 4,379 S.F.
10,000 S.F.

ALLOWABLE CLEARING BY CODE IS 10,000 S.F. (79.9%)
EXISTING CLEARING OF LOT IS 10,522 S.F. (84.1%)

COVERAGE CALCULATIONS

ALLOWABLE BUILDING COVERAGE IS 2,502 S.F. (20%)
BUILDING COVERAGE IS 2,051 S.F. (16.4%)
ALLOWABLE TOTAL LOT COVERAGE IS 6,256 S.F. (50%)
TOTAL LOT COVERAGE IS 2,954 S.F. (23.6%)

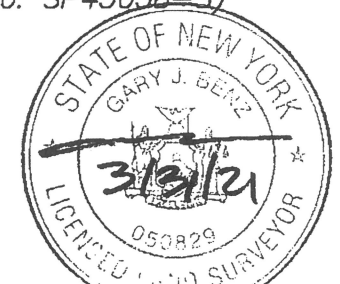
S.C.T.M. NO.
300 - 41 - 2 - 12
SURVEY OF:
LOT No. 13, BLOCK A
MAP OF CAPE GARDINER
FILED AUG. 22, 1935 - AS No. 1192
SITUATED IN: FIREPLACE
TOWN OF: EAST HAMPTON
SUFFOLK COUNTY, NEW YORK
DATE: 2/10/2021
JOB NO. G21-6647
SCALE: 1" = 30'

ADDED SCENIC EASEMENT 3/5/2021
UPDATED 3/31/2021

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

CERTIFIED TO:

Gwen Eide & Robert Eide
First American Title Insurance Co.
Spano Abstract Service Corp.
(Title No. SP45058-S)



GARY BENZ, L.S.

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Ronkonkoma, N.Y. 11779
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(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.