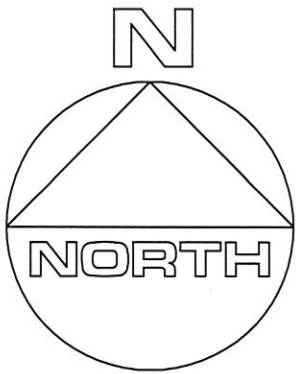


THE AREA OF THIS PROPERTY IS 35,117 S.F. OR 0.806 ACRES



CLEARING CALCULATIONS

ALLOWABLE CLEARING BY CODE IS 18,779 S.F. (53.5%)

THIS PROPERTY HAS PREEXISTING NONCONFORMING CLEARING LINES OF 35,117 S.F. (100%) AS PER THE T.O.E.H. ENVIRONMENTAL DEPT. SUBJECT TO SCENIC / CONSERVATION EASEMENTS

CURRENT CLEARING OF LOT IS 35,117 S.F. (100%)

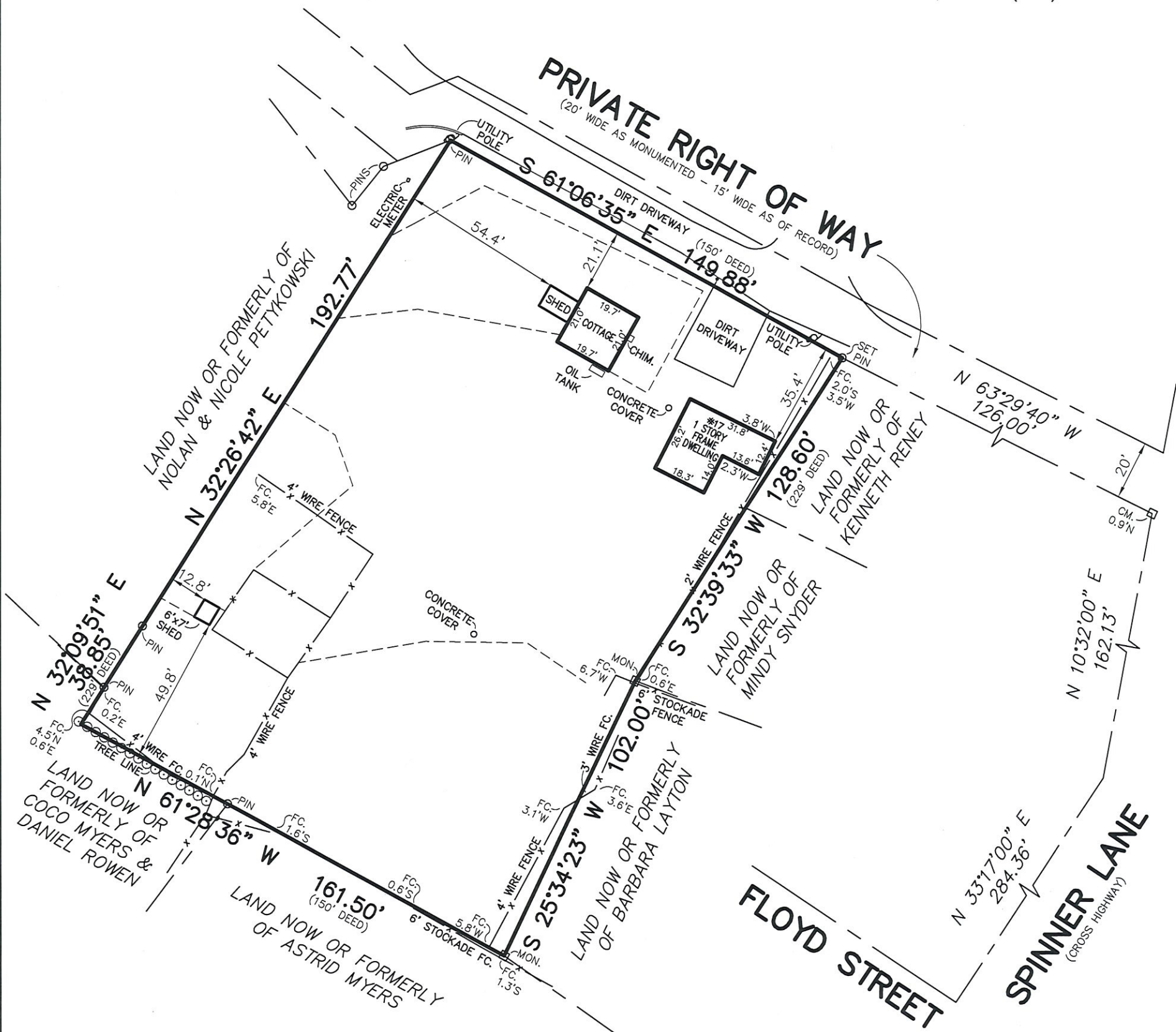
COVERAGE CALCULATIONS

ALLOWABLE BUILDING COVERAGE IS 5,999 S.F. (17.1%)

BUILDING COVERAGE IS 1,179 S.F. (3.4%)

ALLOWABLE TOTAL LOT COVERAGE IS 15,999 S.F. (45.6%)

TOTAL LOT COVERAGE IS 1,745 S.F. (5.0%)



CERTIFIED TO:

177 Spinner, LLC
Everest Abstract Services, LLC
First American Title Insurance Company

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

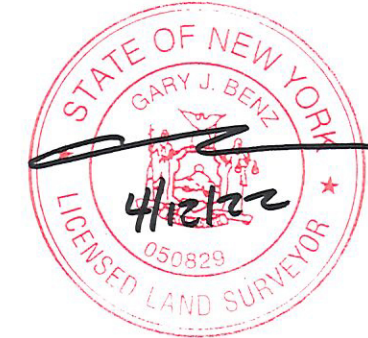
S.C.T.M. NO. 300 — 162 — 4 — 12

SURVEY OF: DESCRIBED PROPERTY

SITUATED IN: EAST HAMPTON TOWN OF: EAST HAMPTON

SUFFOLK COUNTY, NEW YORK

DATE: 4/12/2022 JOB NO. G22-8024 SCALE: 1" = 40' GaryBenzLS@Yahoo.com / (631) 648-9348



GARY BENZ, L.S.

Surveying and Land Planning
527-B Hawkins Avenue
Ronkonkoma, N.Y. 11779
GaryBenzLS@Yahoo.com / (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.