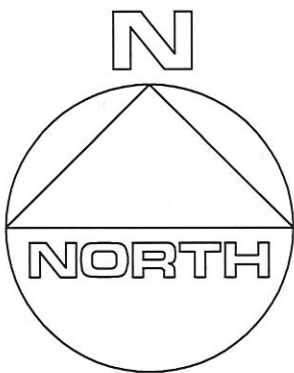


THE AREA OF THIS PROPERTY IS 7,500 S.F. OR 0.172 ACRES



CLEARING CALCULATIONS

UP TO & INCLUDING 10,999 S.F. IS 100%

ALLOWABLE CLEARING BY CODE IS 7,500 S.F. (100%)

EXISTING CLEARING OF LOT IS 7,248 S.F. (96.7%)

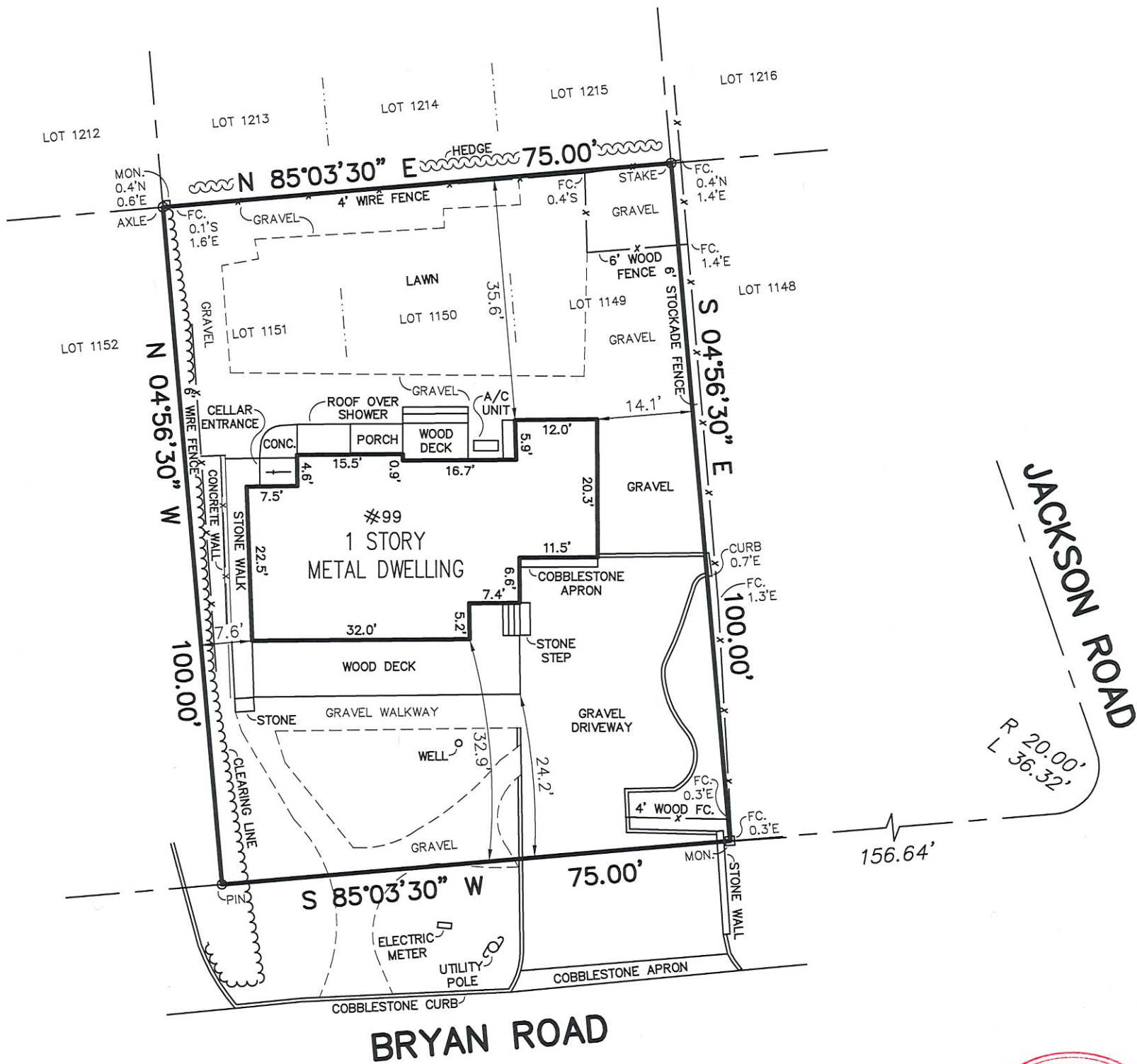
COVERAGE CALCULATIONS

ALLOWABLE BUILDING COVERAGE IS 1,500 S.F. (20%)

BUILDING COVERAGE IS 1,300 S.F. (17.3%)

ALLOWABLE TOTAL LOT COVERAGE IS 3,750 S.F. (50%)

TOTAL LOT COVERAGE IS 2,944 S.F. (39.3%)



CERTIFIED TO:

Ric Kallaher



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 — 45 — 2 — 23

SURVEY OF: LOT No. 1149 — 1151, INCL.

MAP OF MONTAUK BEACH, HITHER HILLS SECTION, MAP 2

FILED JULY 11, 1940 — AS No. 1315

SITUATED IN: MONTAUK

TOWN OF: EAST HAMPTON

SUFFOLK COUNTY, NEW YORK

DATE: 6/13/2024

JOB NO. G24-10265

SCALE: 1" = 20'

GaryBenzLS@yahoo.com / (631) 648-9348

GARY BENZ, L.S.

Surveying and Land Planning
527-B Hawkins Avenue
Ronkonkoma, N.Y. 11779

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.