

THE AREA OF THIS PROPERTY IS 24,223 S.F. OR 0.556 ACRES

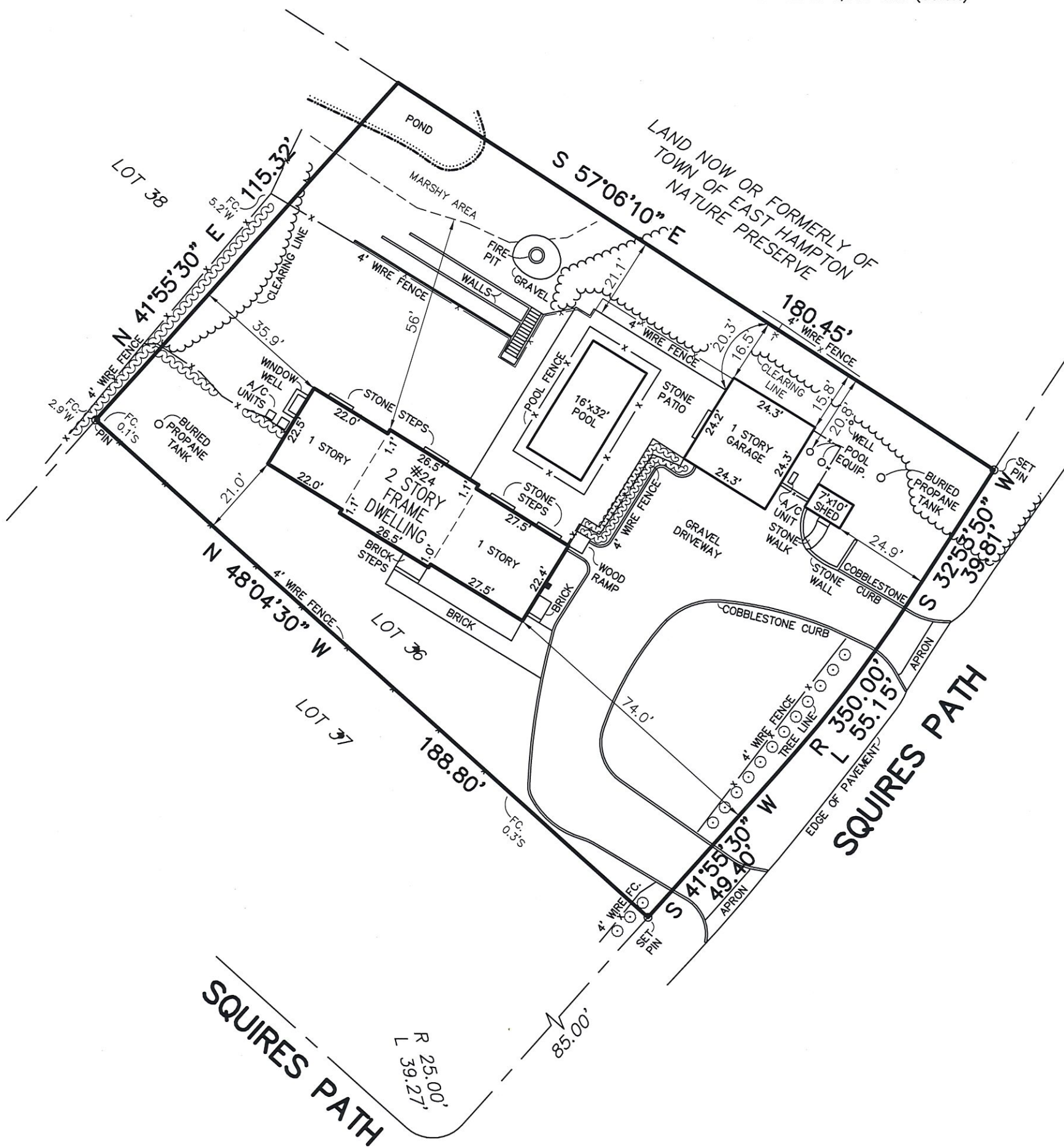
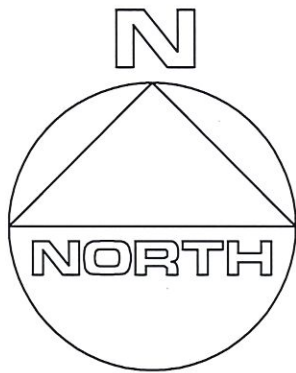
CLEARING CALCULATIONS

10,000 S.F. + [LOT AREA x 25%]
10,000 S.F. + [24,223 S.F. x 25%]
10,000 S.F. + 6,056 S.F.
16,056 S.F.

ALLOWABLE CLEARING BY CODE IS 16,056 S.F. (66.3%)
EXISTING CLEARING OF LOT IS 21,866 S.F. (90.3%)

COVERAGE CALCULATIONS

ALLOWABLE BUILDING COVERAGE IS 4,845 S.F. (20%)
BUILDING COVERAGE IS 2,423 S.F. (10.0%)
ALLOWABLE TOTAL LOT COVERAGE IS 12,112 S.F. (50%)
TOTAL LOT COVERAGE IS 8,688 S.F. (35.9%)



CERTIFIED TO:

Ali Kazemi & Emily Vernon
Citizens Bank, N.A., ISAOA.
Westcor Land Title Insurance Company

UPDATED SURVEY 5/3/2023
ADD REQUIRED SETBACKS TO SURVEY 11/11/2022
UPDATED SURVEY 5/4/2022

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 - 184 - 2 - 12

SURVEY OF: LOT 36

FOX HOLLOW ESTATES
FILED SEP. 17, 1968 - AS No. 5173

SITUATED IN: EAST HAMPTON
SUFFOLK COUNTY, NEW YORK

TOWN OF: EAST HAMPTON

DATE: 3/16/2021

JOB NO. G21-6803

SCALE: 1" = 30'

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GARY BENZ, L.S.

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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.