

THE AREA OF THIS PROPERTY IS 35,687 S.F. OR 0.819 ACRES
THE AREA EXCLUDING THE ACCESS STRIP IS 34,347 S.F. OR 0.788 ACRES

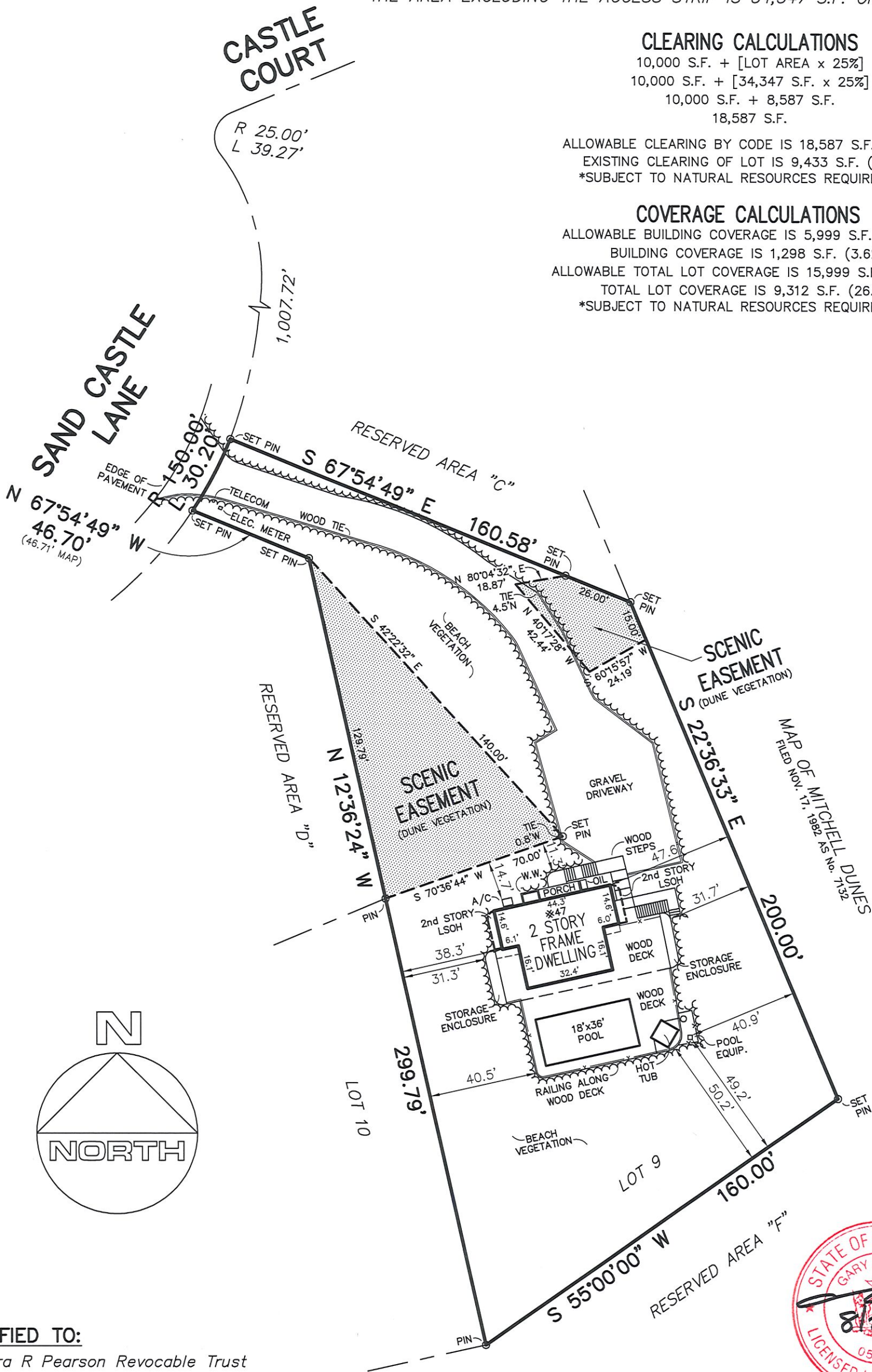
CLEARING CALCULATIONS

10,000 S.F. + [LOT AREA x 25%]
10,000 S.F. + [34,347 S.F. x 25%]
10,000 S.F. + 8,587 S.F.
18,587 S.F.

ALLOWABLE CLEARING BY CODE IS 18,587 S.F. (54.1%)*
EXISTING CLEARING OF LOT IS 9,433 S.F. (26.4%)
*SUBJECT TO NATURAL RESOURCES REQUIREMENTS

COVERAGE CALCULATIONS

ALLOWABLE BUILDING COVERAGE IS 5,999 S.F. (16.8%)*
BUILDING COVERAGE IS 1,298 S.F. (3.6%)
ALLOWABLE TOTAL LOT COVERAGE IS 15,999 S.F. (44.8%)*
TOTAL LOT COVERAGE IS 9,312 S.F. (26.1%)
*SUBJECT TO NATURAL RESOURCES REQUIREMENTS



CERTIFIED TO:
Barbara R Pearson Revocable Trust

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 — 152 — 2 — 28.9

SURVEY OF: LOT 9
MAP OF DUNES AT NAPEAGUE
FILED JUNE 30, 1981 — AS No. 6994

SITUATED IN: AMAGANSETT TOWN OF: EAST HAMPTON
SUFFOLK COUNTY, NEW YORK

DATE: 8/21/2025 JOB NO. G25-11467 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

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.