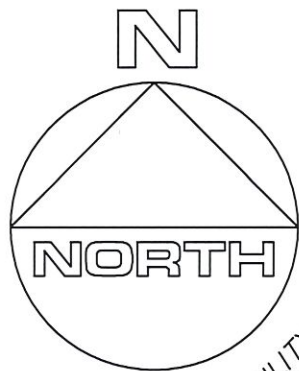


THE AREA OF THIS PROPERTY IS 51,182 S.F. OR 1.174 ACRES
ALL ELEVATIONS SHOWN REFER TO NAVD '88 DATUM



FOR READABILITY & CLARITY
FIELD MEASUREMENTS
REFER TO NORTH AS THUS:

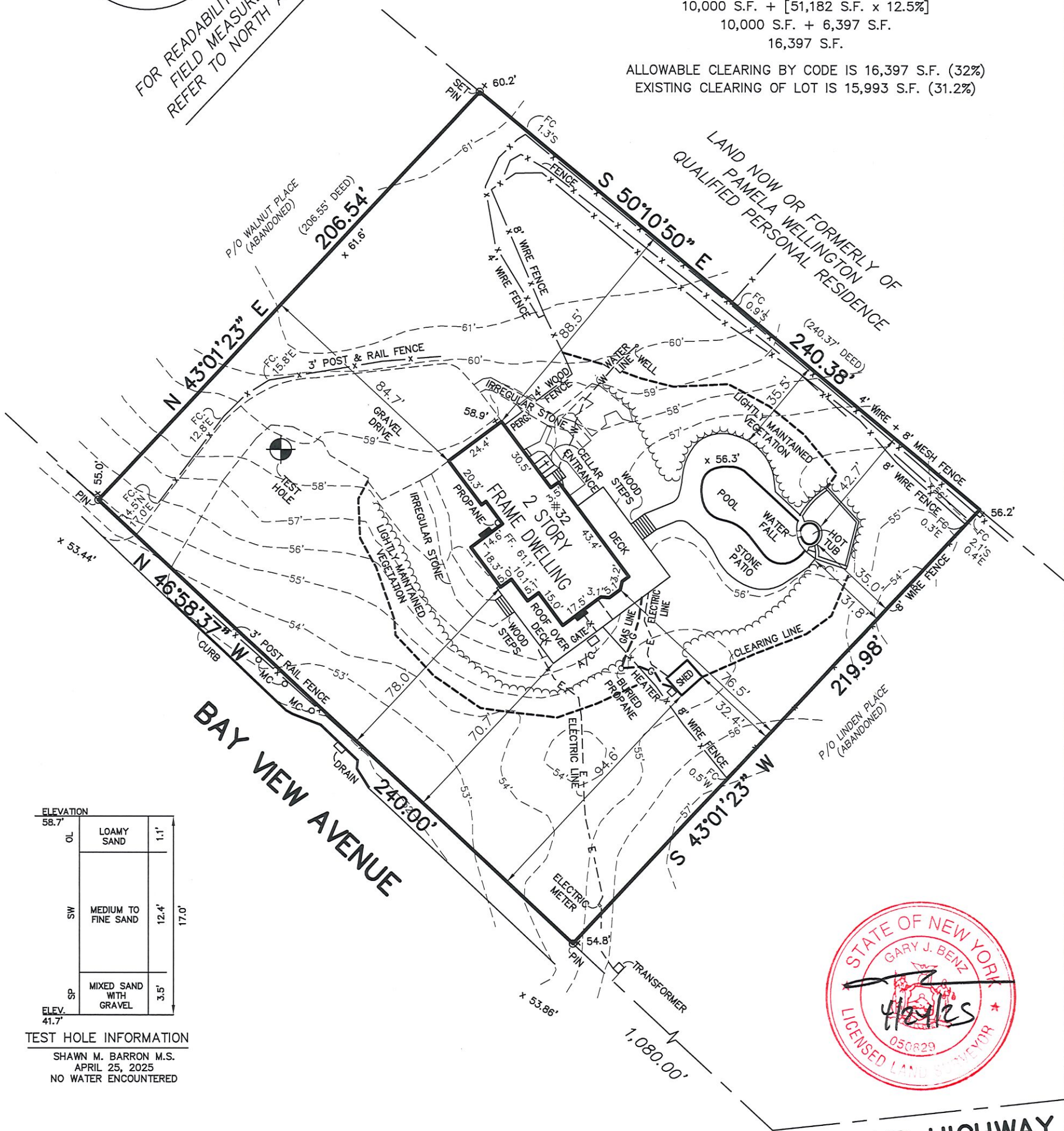
COVERAGE CALCULATIONS

ALLOWABLE BUILDING COVERAGE IS 10,236 S.F. (20%)
BUILDING COVERAGE IS 2,868 S.F. (5.6%)
ALLOWABLE TOTAL LOT COVERAGE IS 25,591 S.F. (50%)
TOTAL LOT COVERAGE IS 10,124 S.F. (19.7%)

CLEARING CALCULATIONS

10,000 S.F. + [LOT AREA x 12.5%]
10,000 S.F. + [51,182 S.F. x 12.5%]
10,000 S.F. + 6,397 S.F.
16,397 S.F.

ALLOWABLE CLEARING BY CODE IS 16,397 S.F. (32%)
EXISTING CLEARING OF LOT IS 15,993 S.F. (31.2%)



MIDLAND HIGHWAY
(CROSS HIGHWAY)

CERTIFIED TO:
Michelle Lee

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 — 114 — 2 — 1.1

SURVEY OF: LOTS No. 123 THROUGH 142, INCL. & P/O WALNUT PLACE & P/O LINDEN PLACE
MAP OF MONTAUK TERRACE, SECTION 1
FILED AUG. 29, 1916 — AS No. 723

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

DATE: 4/24/2025 JOB NO. G25-11097 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.