

THE AREA OF THIS PROPERTY IS 26,729 S.F. OR 0.614 ACRES

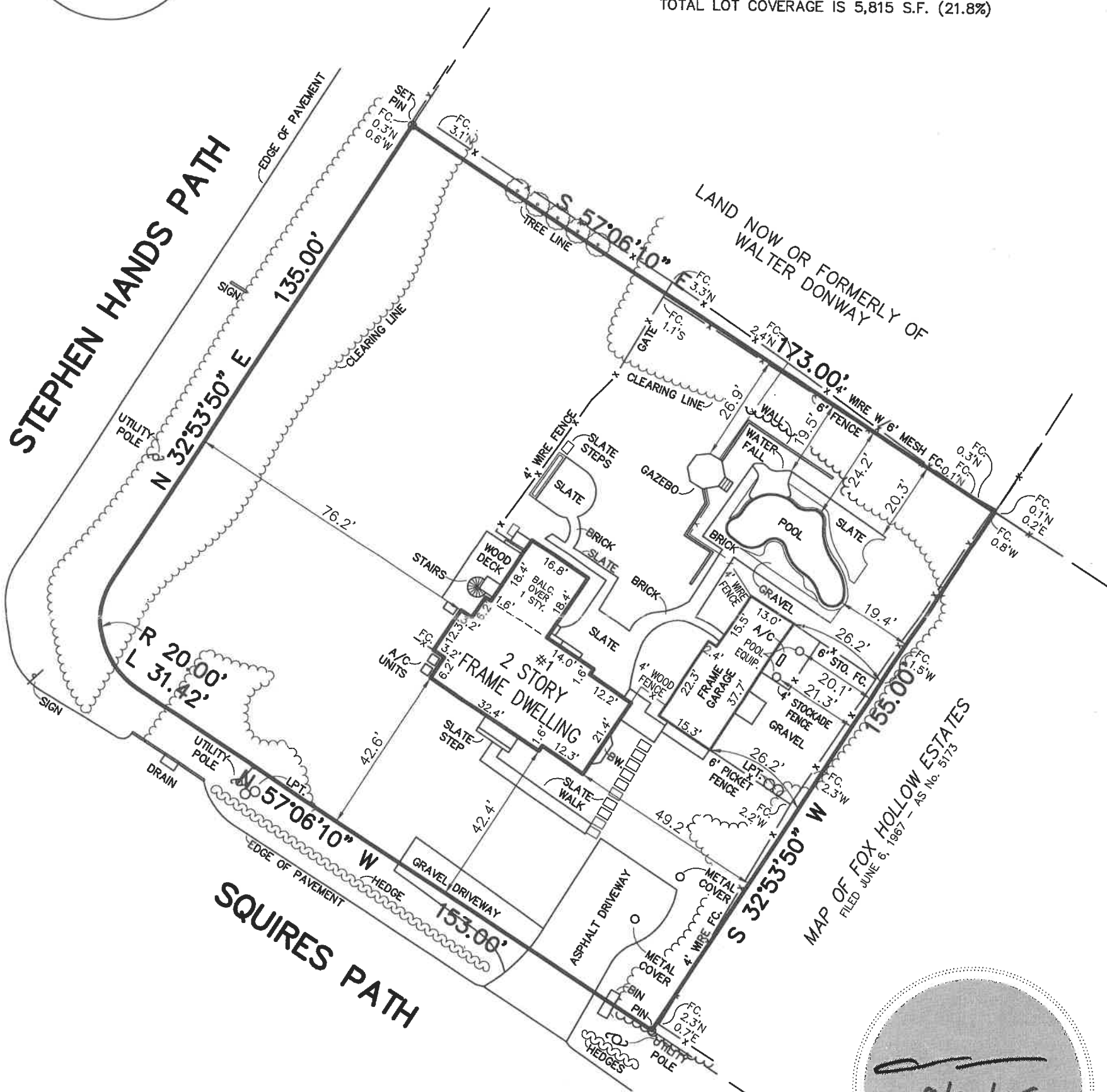
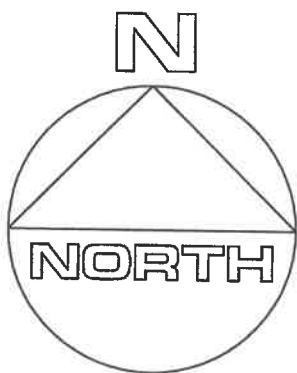
CLEARING CALCULATIONS

ALLOWABLE CLEARING BY CODE IS 15,382 S.F. (62.4%)

THIS PROPERTY HAS PREEXISTING NONCONFORMING CLEARING LINES OF 21,526 S.F. (100%) AS PER THE T.O.E.H. ENVIRONMENTAL DEPT. SUBJECT TO SCENIC / CONSERVATION EASEMENTS
CURRENT CLEARING OF LOT IS 20,725 S.F. (77.5%)

COVERAGE CALCULATIONS

ALLOWABLE BUILDING COVERAGE IS 4,305 S.F. (20%)
BUILDING COVERAGE IS 2,068 S.F. (9.6%)
ALLOWABLE TOTAL LOT COVERAGE IS 10,763 S.F. (50%)
TOTAL LOT COVERAGE IS 5,815 S.F. (21.8%)



BW. = BAY WINDOW
LPT. = LIQUID PROPANE TANK
CERTIFIED TO:

Jessica A. Wayman
Fidelity National Title Insurance Services LLC
Guaranteed Rate, ISAQA.

UPDATED SURVEY 9/22/2025
UPDATED SURVEY 4/4/2025
REVISED DRIVEWAY & SHED 1/10/2023

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 - 157 - 3 - 16

SURVEY OF: DESCRIBED PROPERTY

SITUATED IN: EAST HAMPTON
SUFFOLK COUNTY, NEW YORK

TOWN OF: EAST HAMPTON

DATE: 3/9/2017 JOB NO. G17-2748

SCALE: 1" = 30'

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.