

THE AREA OF THIS PROPERTY IS 56,604 S.F. OR 1.299 ACRES
 ALL ELEVATIONS SHOWN REFER TO NAVD '88 DATUM

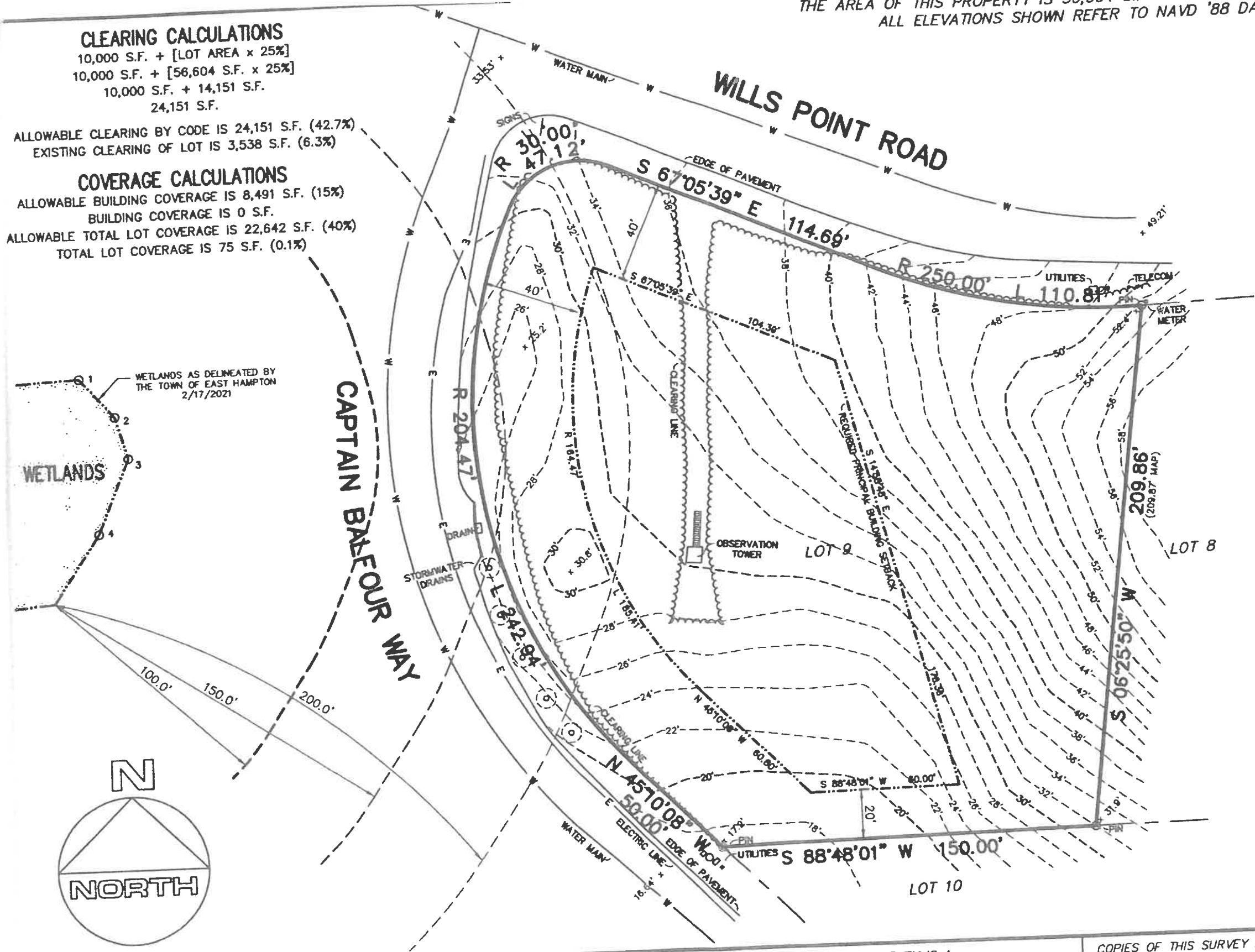
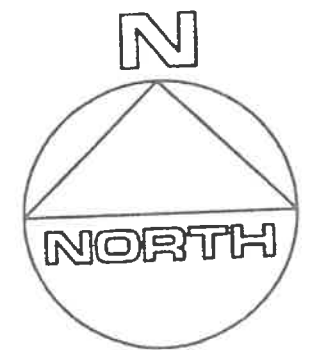
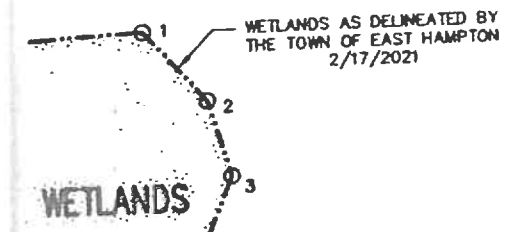
300 - 9 - 1 - 8.11
 SURVEY OF:
 LOT No. 9
 MAP OF CULLODEN POINT
 FILED DEC. 21, 1995 - AS No. 9785
 SITUATED IN: MONTAUK
 TOWN OF: EAST HAMPTON
 SUFFOLK COUNTY, NEW YORK
 DATE: 3/22/2021
 JOB NO. G21-6845
 SCALE: 1" = 40'

CLEARING CALCULATIONS
 10,000 S.F. + [LOT AREA x 25%]
 10,000 S.F. + [56,604 S.F. x 25%]
 10,000 S.F. + 14,151 S.F.
 24,151 S.F.

ALLOWABLE CLEARING BY CODE IS 24,151 S.F. (42.7%)
 EXISTING CLEARING OF LOT IS 3,538 S.F. (6.3%)

COVERAGE CALCULATIONS

ALLOWABLE BUILDING COVERAGE IS 8,491 S.F. (15%)
 BUILDING COVERAGE IS 0 S.F.
 ALLOWABLE TOTAL LOT COVERAGE IS 22,642 S.F. (40%)
 TOTAL LOT COVERAGE IS 75 S.F. (0.1%)



GUARANTEES INDICATED SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND/OR AGENCY, AND ARE NOT TRANSFERABLE.

CERTIFIED TO:

GARY BENZ, L.S.
 Surveying and Land Planning
 527-B Hawkins Avenue
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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