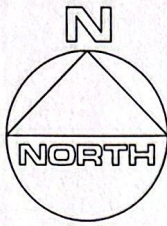


THE AREA OF THIS PROPERTY IS 26,193 S.F. OR 0.601 ACRES  
THIS PROPERTY IS IN THE WATER RECHARGE OVERLAY DISTRICT



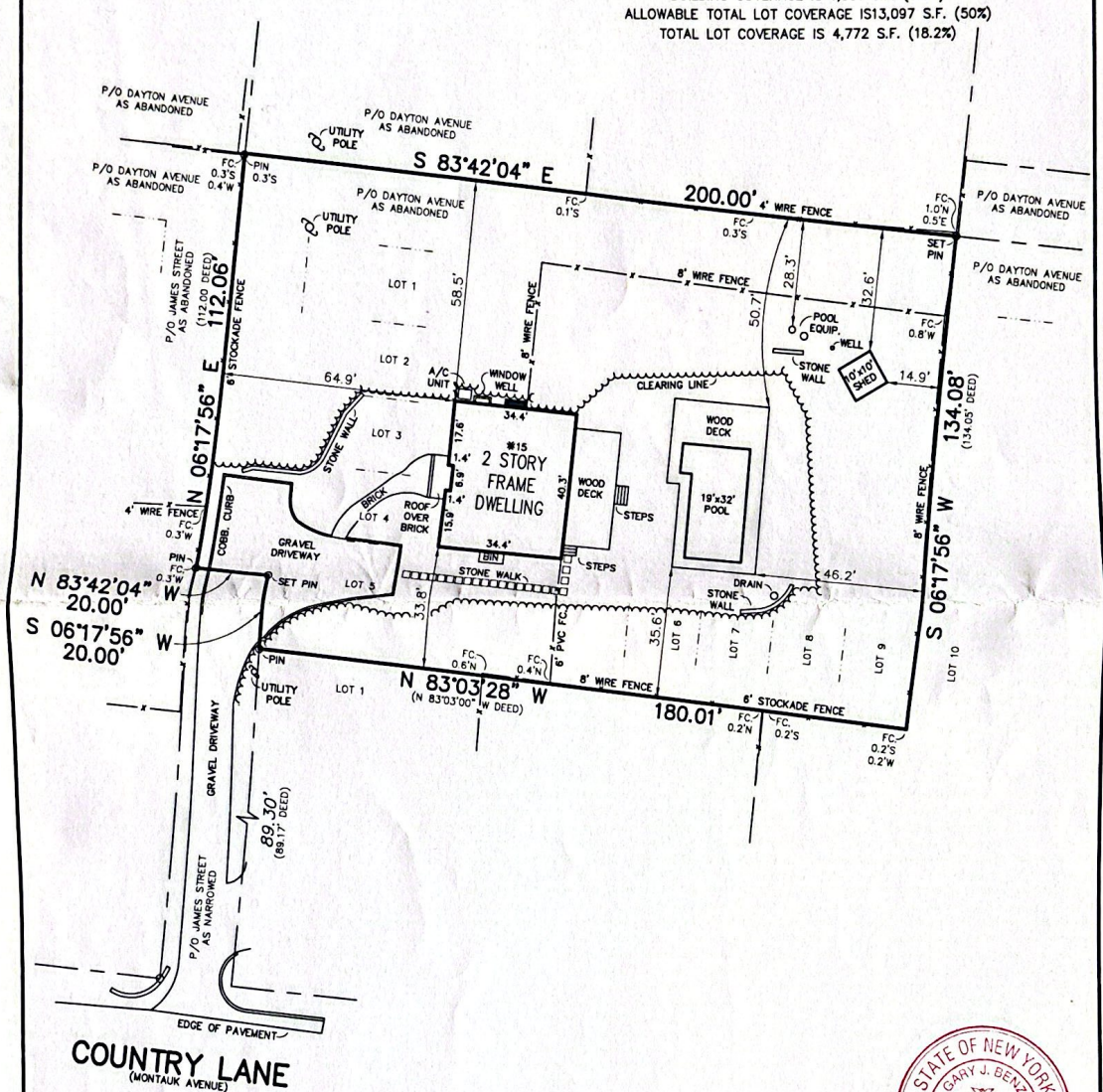
**CLEARING CALCULATIONS**

10,000 S.F. OR 35%, WHICHEVER IS GREATER  
10,000 S.F. OR [26,193 S.F. x 35%]  
10,000 S.F. > 9,168 S.F.  
10,000 S.F.

ALLOWABLE CLEARING BY CODE IS 10,000 S.F. (38.2%)  
EXISTING CLEARING OF LOT IS 9,129 S.F. (34.9%)

**COVERAGE CALCULATIONS**

ALLOWABLE BUILDING COVERAGE IS 5,239 S.F. (20%)  
BUILDING COVERAGE IS 1,531 S.F. (5.8%)  
ALLOWABLE TOTAL LOT COVERAGE IS 13,097 S.F. (50%)  
TOTAL LOT COVERAGE IS 4,772 S.F. (18.2%)



**COUNTRY LANE**  
(MONTAUK AVENUE)



**CERTIFIED TO:**

First American Title Insurance Co.  
Spano Abstract Service Corp. (Title No. SP48137-S)  
JPMorgan Chase Bank, N.A., ISAOA.

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 - 136 - 5 - 58.1

**SURVEY OF: LOTS No. 1-9 INCL. BLOCK 12, PART OF JAMES STREET & DAYTON AVENUE**  
**MAP OF COBBLER'S HILL HEIGHTS, SECTION 2**  
FILED JULY 8, 1912 - AS No. 284

**GARY BENZ, L.S.**

**SITUATED IN: EAST HAMPTON TOWN OF: EAST HAMPTON**

Surveying and Land Planning  
527-B Hawkins Avenue  
Ronkonkoma, N.Y. 11779

**SUFFOLK COUNTY, NEW YORK**

**DATE: 10/20/2022 JOB NO. G22-8665 SCALE: 1" = 30'**

GaryBenzLS@yahoo.com / (631) 648-9348

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.