

THE AREA OF THIS PROPERTY IS 33,266 S.F. OR 0.763 ACRES  
 THE UPLAND AREA IS 31,474 S.F. OR 0.722 ACRES  
 THIS PROPERTY IS IN THE WATER RECHARGE OVERLAY DISTRICT  
 ALL ELEVATIONS SHOWN REFER TO NAVD '88 DATUM

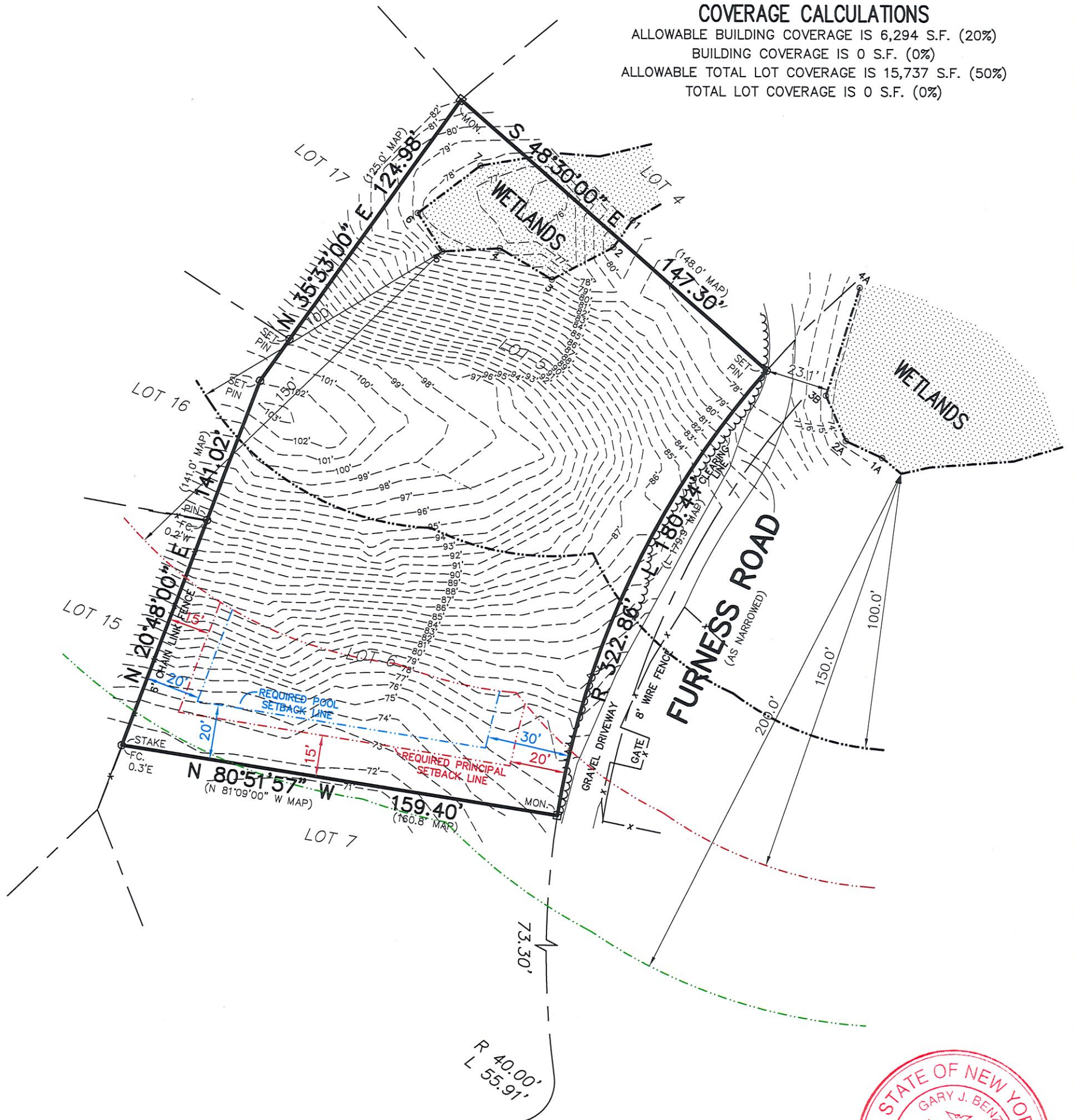
**CLEARING CALCULATIONS**

10,000 S.F. OR 35%, WHICHEVER IS GREATER  
 10,000 S.F. OR [31,474 S.F. x 35%]  
 10,000 S.F. < 11,015 S.F.  
 11,015 S.F.

ALLOWABLE CLEARING BY CODE IS 11,015 S.F. (35%)  
 EXISTING CLEARING OF LOT IS 0 S.F. (0%)

**COVERAGE CALCULATIONS**

ALLOWABLE BUILDING COVERAGE IS 6,294 S.F. (20%)  
 BUILDING COVERAGE IS 0 S.F. (0%)  
 ALLOWABLE TOTAL LOT COVERAGE IS 15,737 S.F. (50%)  
 TOTAL LOT COVERAGE IS 0 S.F. (0%)



Property known as 24 Furness Road, Montauk

**CERTIFIED TO:**

Kenneth Larson  
 Kristen Larson  
 Lynda Revock

**FAIRVIEW AVENUE**



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 - 19 - 6 - 12

**SURVEY OF: LOT No. 5 & 6, INCL.**  
**MAP OF MONTAUK BEACH DEVELOPMENT CORP., No. 9**  
 FILED MAY 6, 1927 - AS No. 1019

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

**DATE: 5/20/2026 JOB NO. G26-12177 SCALE: 1" = 40'**

**GARY BENZ, L.S.**  
 Surveying and Land Planning  
 527-B Hawkins Avenue  
 Ronkonkoma, N.Y. 11779  
 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.