

THE AREA OF THIS PROPERTY IS 18,997 S.F. OR 0.436 ACRES

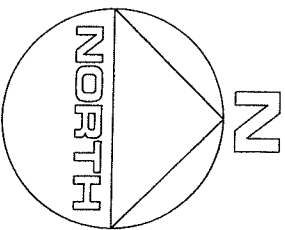
CLEARING CALCULATIONS

10,999 S.F. OR 75%, WHICHEVER IS GREATER
10,999 S.F. OR [18,997 S.F. x 75%]
10,999 S.F. < 14,248 S.F.
14,248 S.F.

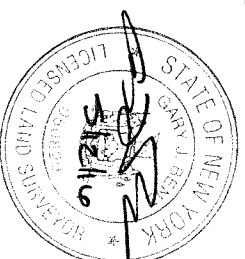
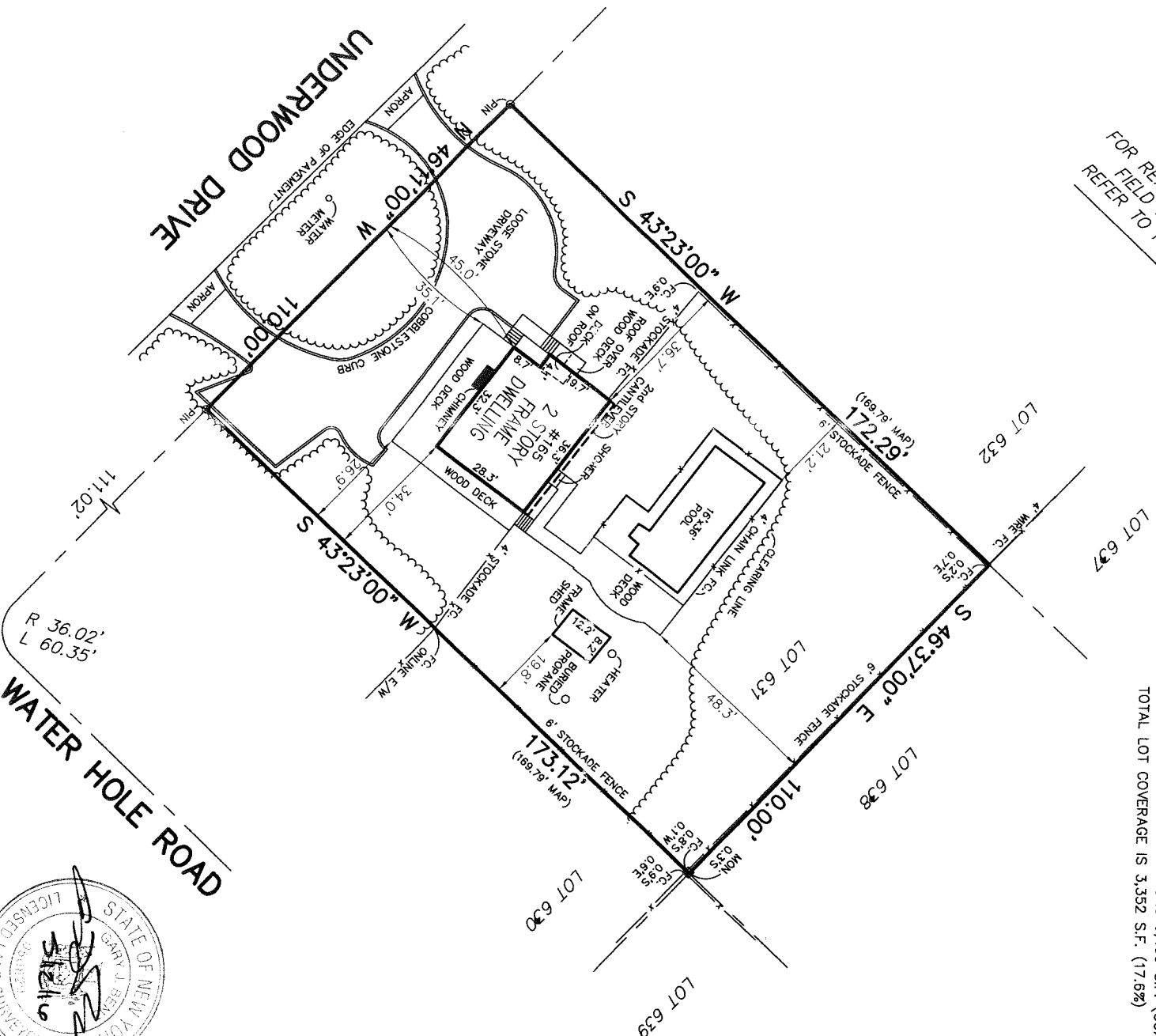
ALLOWABLE CLEARING BY CODE IS 14,248 S.F. (75%)
EXISTING CLEARING OF LOT IS 11,423 S.F. (60.1%)

COVERAGE CALCULATIONS

ALLOWABLE BUILDING COVERAGE IS 3,779 S.F. (20%)
BUILDING COVERAGE IS 1,160 S.F. (6.1%)
ALLOWABLE TOTAL LOT COVERAGE IS 9,499 S.F. (50%)
TOTAL LOT COVERAGE IS 3,352 S.F. (17.6%)



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



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 — 39 — 2 — 35

SURVEY OF: LOT 631

MAP OF CLEARWATER BEACH, SECTION 3

FILED FEB. 25, 1960 — AS NO. 3122

SITUATED IN: SPRINGS (FIREPLACE) TOWN OF: EAST HAMPTON
SUFFOLK COUNTY, NEW YORK

DATE: 5/12/2016 JOB NO. G16-2086 SCALE: 1" = 30'

THE EXISTENCE OF RIGHTS OF WAY 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.

GARY BENZ, L.S.

Surveying and Land Planning
24 Shorehaven Blvd.
Ronkonkoma, N.Y. 11779
(631) 648-9348