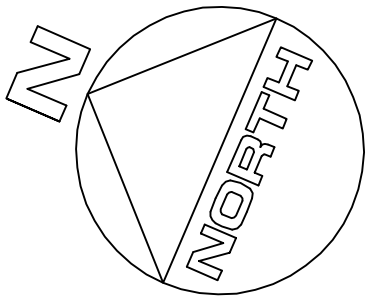


THE AREA OF THIS PROPERTY IS 30,435 S.F. OR 0.699 ACRES  
UPLAND AREA OF THIS PROPERTY IS 29,867 S.F. OR 0.686 ACRES  
THIS PROPERTY IS IN THE HARBOR PROTECTION OVERLAY DISTRICT



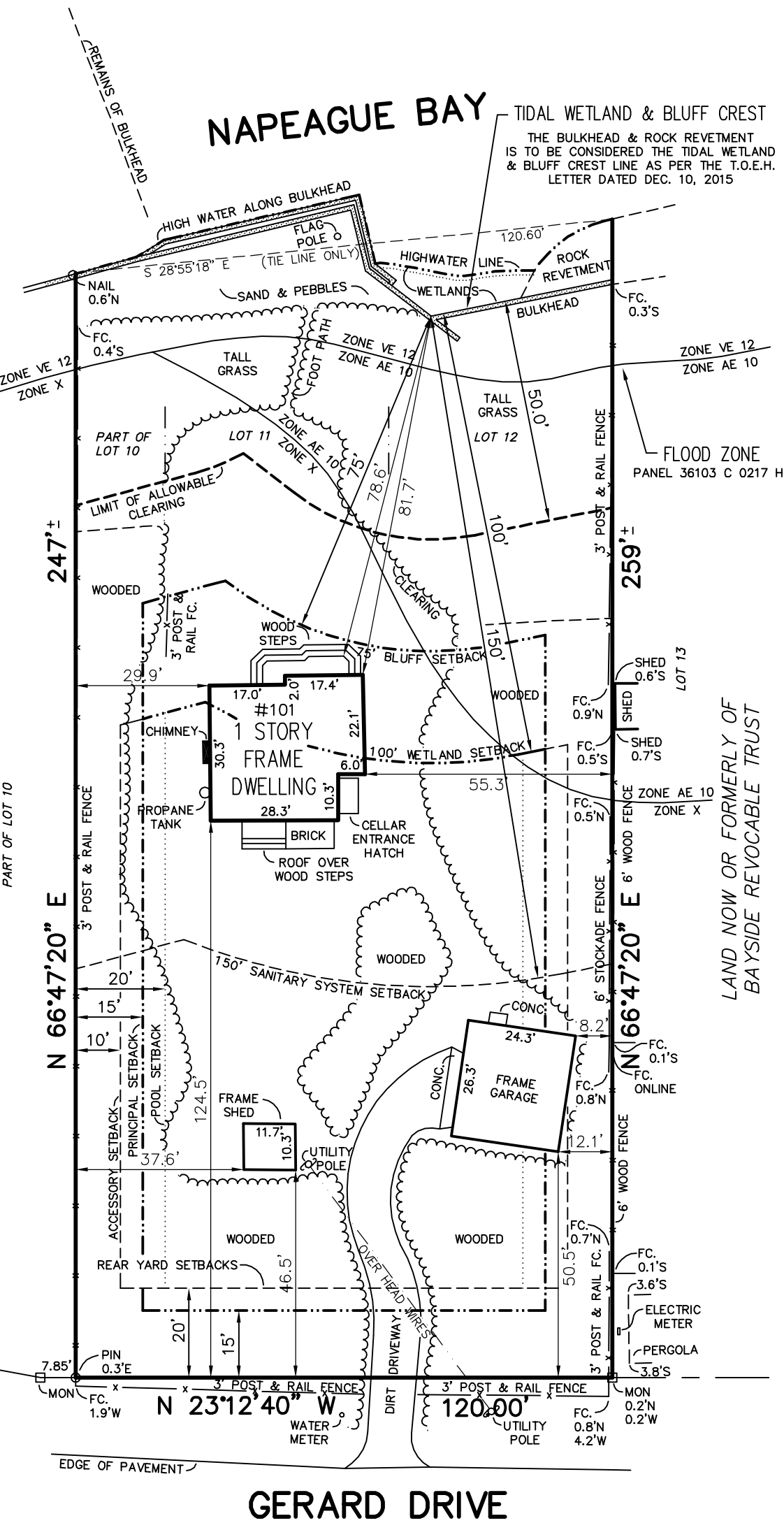
CLEARING CALCULATIONS

10,000 S.F. OR 35%, WHICHEVER IS GREATER  
10,000 S.F. OR [29,867 S.F. x 35%]  
10,000 S.F. < 10,453 S.F.  
10,453 S.F.

ALLOWABLE CLEARING BY CODE IS 10,453 S.F. (35%)  
EXISTING CLEARING OF LOT IS 12,376 S.F. (41.4%)

COVERAGE CALCULATIONS

ALLOWABLE BUILDING COVERAGE IS 5,973 S.F. (20.0%)  
BUILDING COVERAGE IS 1,813 S.F. (6.1%)  
ALLOWABLE TOTAL LOT COVERAGE IS 14,934 S.F. (50%)  
TOTAL LOT COVERAGE IS 2,190 S.F. (7.3%)



OLD FIREPLACE ROAD  
EXTENSION

CERTIFIED TO:

Richard H Ketcham

REVISED 2/1/2016

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 — 41 — 2 — 11.2

SURVEY OF: LOTS 11 & 12, & PART OF LOT 10  
MAP OF CAPE GARDINER  
FILED AUG. 22, 1935 — AS No. 1192

SITUATED IN: FIREPLACE

TOWN OF: EAST HAMPTON

SUFFOLK COUNTY, NEW YORK

DATE: 12/21/2015

JOB NO. G15-1735

SCALE: 1" = 30'

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

GARY BENZ, L.S.

Surveying and Land Planning  
24 Shorehaven Blvd.  
Ronkonkoma, N.Y. 11779

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.