

THE AREA OF THIS PROPERTY IS 41,305 S.F. OR 0.948 ACRES



CLEARING CALCULATIONS

ALLOWABLE-CLEARING-BY-CODE-IS-20,326-S.F.-(49.2%)

THIS PROPERTY HAS PREEXISTING NONCONFORMING CLEARING LINES OF 41,305 S.F. (100%) AS PER THE T.O.E.H. ENVIRONMENTAL DEPT.

CURRENT CLEARING OF LOT IS 32,555 S.F. (78.8%)

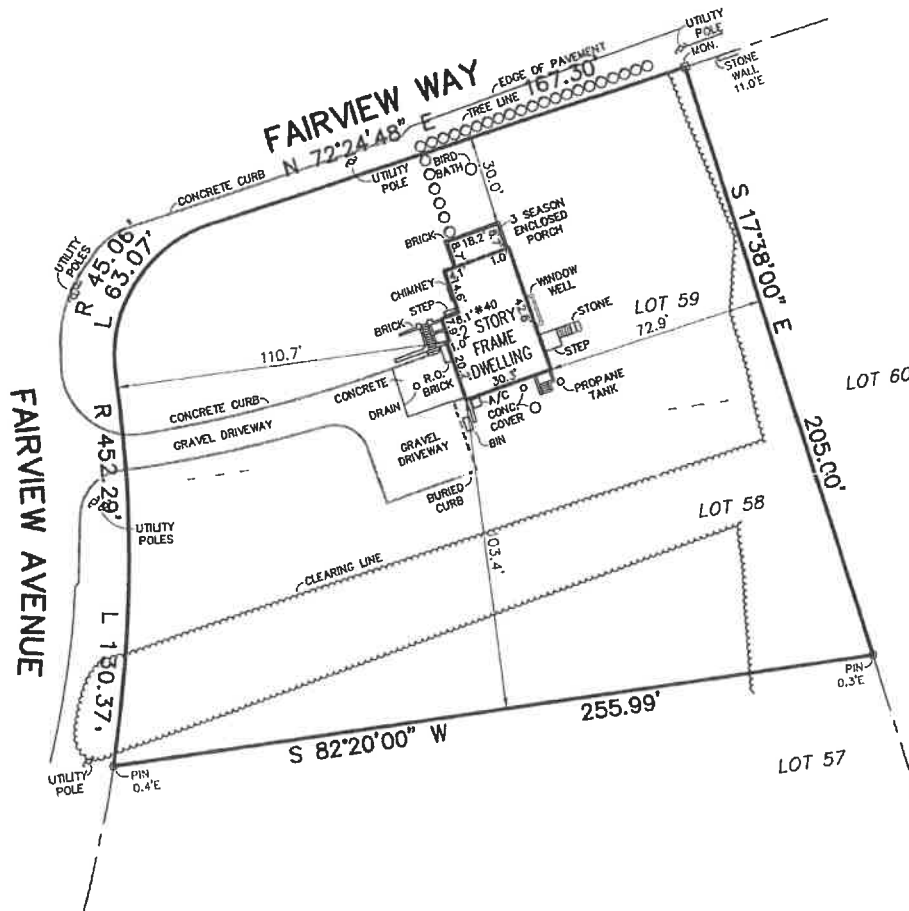
COVERAGE CALCULATIONS

ALLOWABLE BUILDING COVERAGE IS 6,196 S.F. (15%)

BUILDING COVERAGE IS 1,353 S.F. (3.3%)

ALLOWABLE TOTAL LOT COVERAGE IS 16,522 S.F. (40%)

TOTAL LOT COVERAGE IS 1,939 S.F. (4.7%)



CERTIFIED TO:

Eichner, Lynn Revocable Trust 2015

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1/30/18

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 - 8 - 12

SURVEY OF: LOTS 58 & 59, BLOCK 38A

MAP OF MONTAUK BEACH DEV. CORP., SUBDIVISION No. 4 MONTAUK INN RESIDENTIAL SECTION

GARY BENZ, L.S.

SITUATED IN: MONTAUK

TOWN OF: EAST HAMPTON

Surveying and Land Planning

12 Win Place

SUFFOLK COUNTY, NEW YORK

Lake Grove, N.Y. 11755

DATE: 1/30/2018

JOB NO. G18-3550C

SCALE: 1" = 40'

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THE EXISTENCE OF RIGHT OF WAYS, WETLANDS 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.