



THE AREA OF THIS PROPERTY IS 91,382 S.F. OR 2.098 ACRES
 THE AREA EXCLUDING THE ACCESS STRIP IS 83,976 S.F. OR 1.928 ACRES

S.C.T.M. NO.
 300 - 103 - 1 - 1.2
 SURVEY OF:
 DESCRIBED PROPERTY

SITUATED IN: EAST HAMPTON
 TOWN OF: EAST HAMPTON
 SUFFOLK COUNTY, NEW YORK
 DATE: 1/15/2024
 JOB NO. G24-9819
 SCALE: 1" = 60'

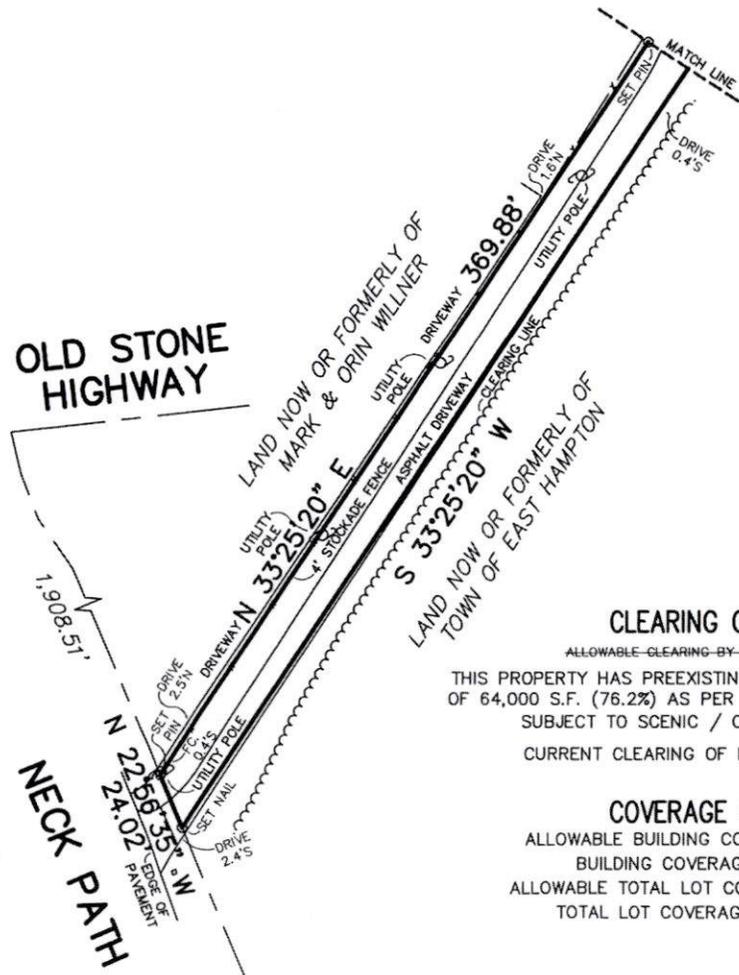


GUARANTEES INDICATED SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND/OR AGENCY, AND ARE NOT TRANSFERABLE.

CERTIFIED TO:

Jason Rubinstein
 & Robyn Malin-Rubinstein
 Judicial Title Insurance Agency
 First American Title Insurance Co.

GARY BENZ, L.S.
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CLEARING CALCULATIONS

ALLOWABLE CLEARING BY CODE IS 30,994 S.F. (36.9%)
 THIS PROPERTY HAS PREEXISTING NONCONFORMING CLEARING LINES OF 64,000 S.F. (76.2%) AS PER THE T.O.E.H. ENVIRONMENTAL DEPT. SUBJECT TO SCENIC / CONSERVATION EASEMENTS
 CURRENT CLEARING OF LOT IS 59,280 S.F. (70.6%)

COVERAGE CALCULATIONS

ALLOWABLE BUILDING COVERAGE IS 9,138 S.F. (10%)
 BUILDING COVERAGE IS 3,741 S.F. (4.1%)
 ALLOWABLE TOTAL LOT COVERAGE IS 31,983 S.F. (35%)
 TOTAL LOT COVERAGE IS 18,818 S.F. (20.6%)

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.