THE AREA OF THIS PROPERTY IS 19,998 S.F. OR 0.459 ACRES

CLEARING CALCULATIONS

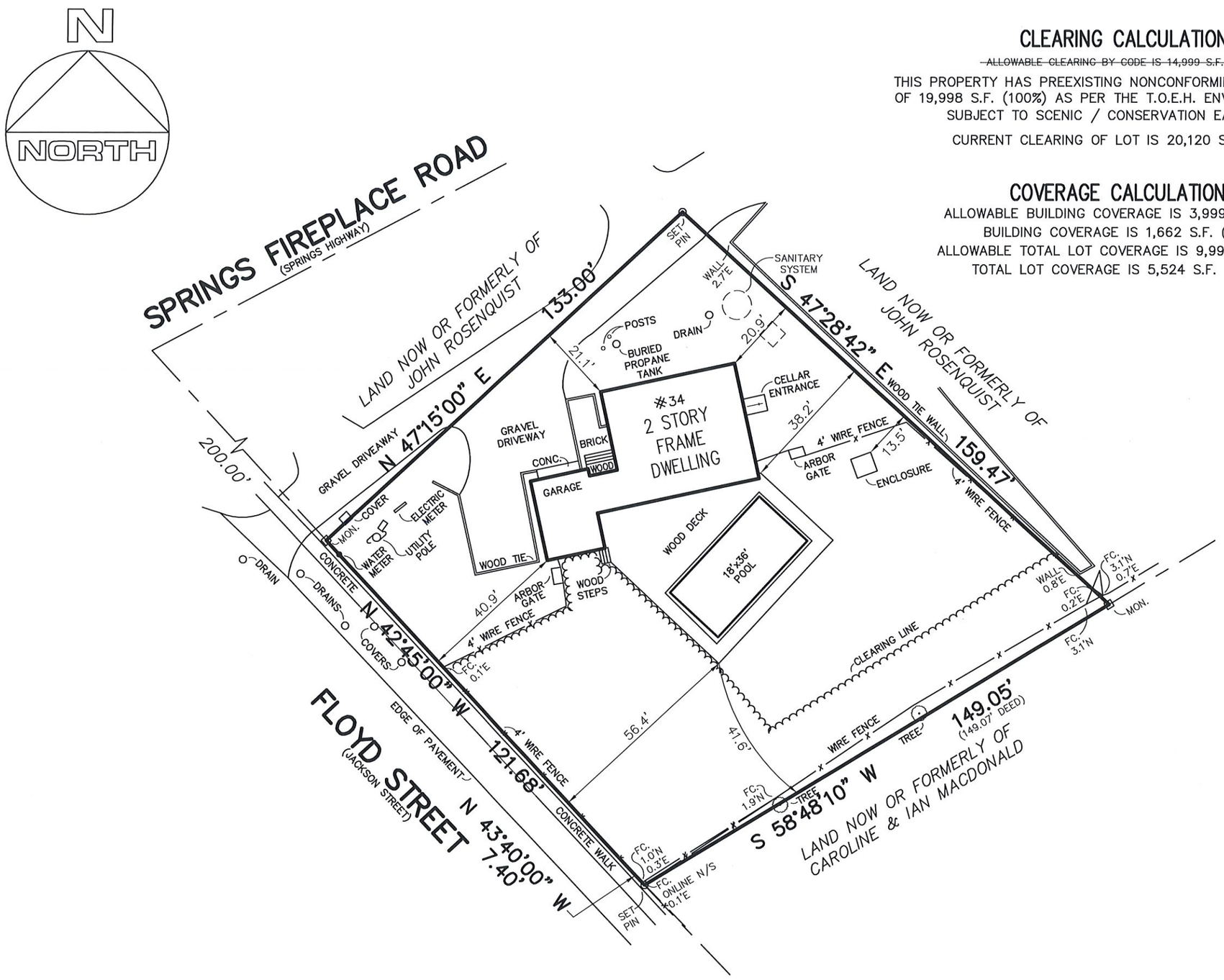
~~ALLOWABLE CLEARING BY CODE IS 14,999 S.F. (75%)~~

THIS PROPERTY HAS PREEXISTING NONCONFORMING CLEARING LINES OF 19,998 S.F. (100%) AS PER THE T.O.E.H. ENVIRONMENTAL DEPT.
SUBJECT TO SCENIC / CONSERVATION EASEMENTS

CURRENT CLEARING OF LOT IS 20,120 S.F. (100%)

COVERAGE CALCULATIONS

ALLOWABLE BUILDING COVERAGE IS 3,999 S.F. (20%)
BUILDING COVERAGE IS 1,662 S.F. (8.3%)
ALLOWABLE TOTAL LOT COVERAGE IS 9,999 S.F. (50%)
TOTAL LOT COVERAGE IS 5,524 S.F. (27.6%)



S.C.T.M. NO.
300 – 161 – 5 – 3.2

SURVEY OF:
DESCRIBED PROPERTY

SITUATED IN: EAST HAMPTON
TOWN OF: EAST HAMPTON
SUFFOLK COUNTY, NEW YORK
DATE: 1/29/2024
JOB NO. G24–9881
SCALE: 1" = 30'
RELOCATION OF WIRE FENCE 6/17/2024

STATE OF NEW YORK
GARY J. BENZ
6/17/24
050829
LICENSED LAND SURVEYOR

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

CERTIFIED TO:
JMH 34 LLC
New York Title Abstract Services
Stewart Title Insurance Company
M&T Bank, ISAOA, ATIMA

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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.

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