THE AREA OF THIS PROPERTY IS 20,120 S.F. OR 0.461 ACRES
THE AREA EXCLUDING ACCESS STRIP IS 17,328 S.F. OR 0.397 ACRES

COVERAGE CALCULATIONS

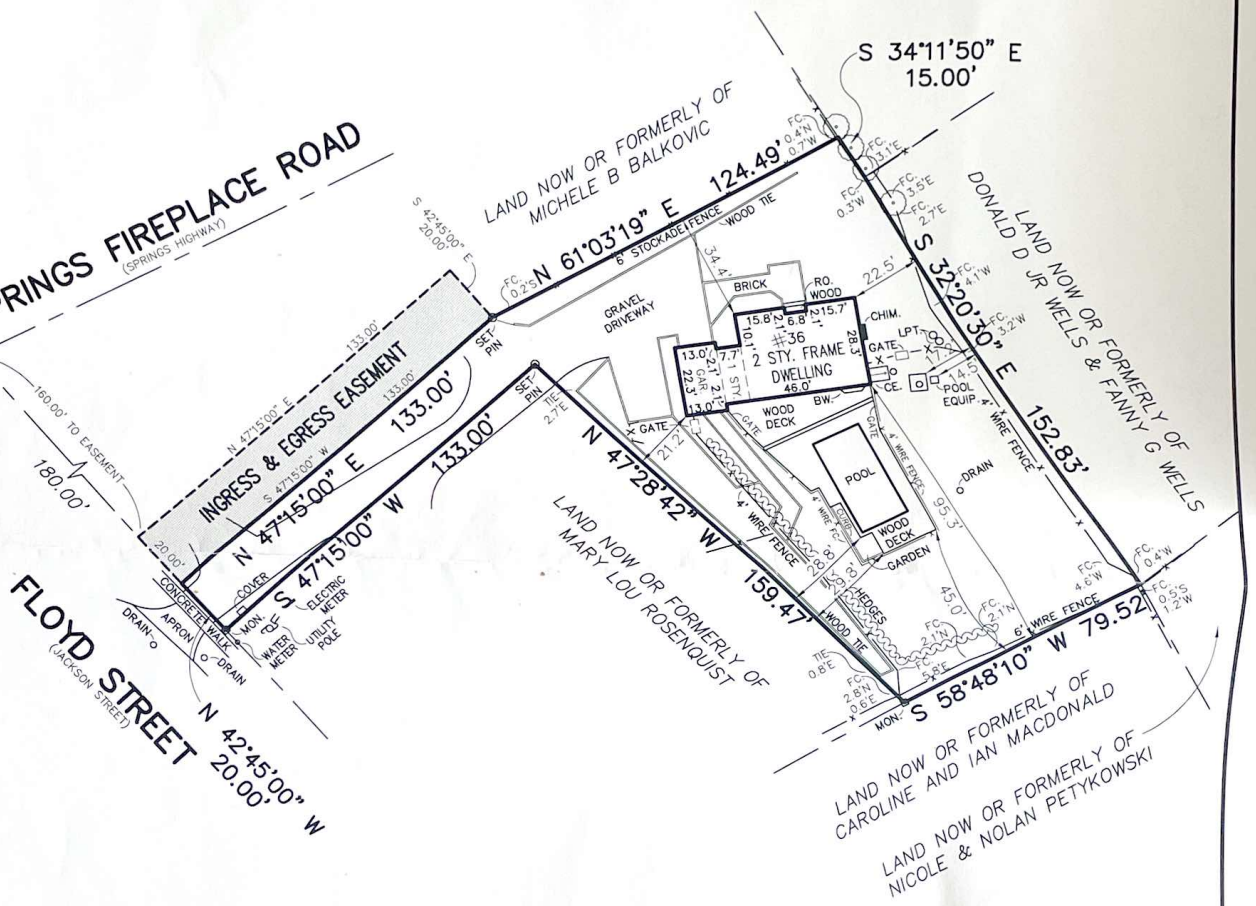
ALLOWABLE BUILDING COVERAGE IS 4,024 S.F. (20%)
BUILDING COVERAGE IS 1,556 S.F. (9.0%)
ALLOWABLE TOTAL LOT COVERAGE IS 10,060 S.F. (50%)
TOTAL LOT COVERAGE IS 8,155 S.F. (47.1%)

CLEARING CALCULATIONS

~~ALLOWABLE CLEARING BY CODE IS 15,030 S.F. (74.7%)~~

THIS PROPERTY HAS PREEXISTING NONCONFORMING CLEARING LINES OF 20,120 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%)



STY. = STORY
GAR. = GARAGE
CHIM. = CHIMNEY
PERG. = PERGOLA
RO. = ROOF OVER
BW. = BAY WINDOW
EQUIP. = EQUIPMENT
LPT. = LIQUID PROPANE TANK

CERTIFIED TO:
Houses Abound LLC

STATE OF NEW YORK — LICENSED LAND SURVEYOR — 050929

6/11/24

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

REVISED FENCE 6/11/2024

S.C.T.M. NO. 300 — 161 — 5 — 3.3

SURVEY OF: *DESCRIBED PROPERTY*

SITUATED IN: *EAST HAMPTON* TOWN OF: *EAST HAMPTON*
SUFFOLK COUNTY, NEW YORK
DATE: *5/2/2024* JOB NO. *G24-10132* SCALE: *1" = 40'*

GARY BENZ, L.S.
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.

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.