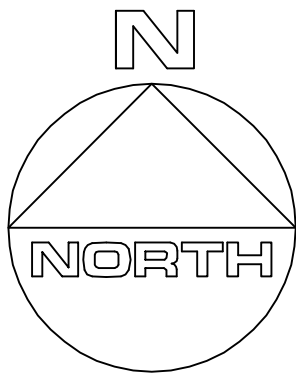


THE AREA OF THIS PROPERTY IS 18,500 S.F. OR 0.425 ACRES



### CLEARING CALCULATIONS

ALLOWABLE CLEARING BY CODE IS 13,875 S.F. (75%)

THIS PROPERTY HAS PREEXISTING NONCONFORMING CLEARING LINES OF 18,500 S.F. (100%) AS PER THE T.O.E.H. ENVIRONMENTAL DEPT.

EXISTING CLEARING OF LOT IS 18,500 S.F. (100%)

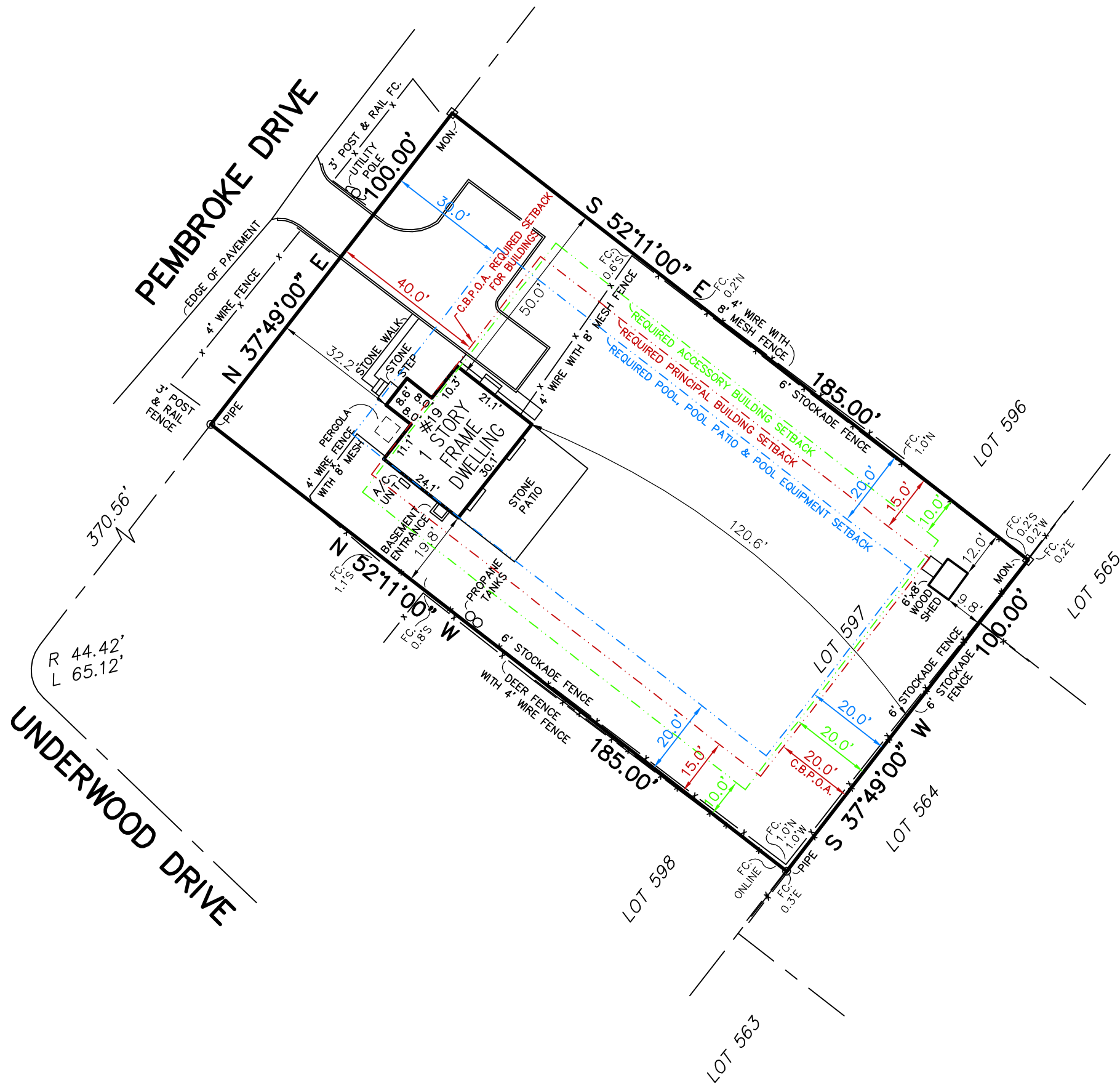
### COVERAGE CALCULATIONS

ALLOWABLE BUILDING COVERAGE IS 3,700 S.F. (20%)

BUILDING COVERAGE IS 847 S.F. (4.6%)

ALLOWABLE TOTAL LOT COVERAGE IS 9,250 S.F. (50%)

TOTAL LOT COVERAGE IS 1,566 S.F. (8.5%)



#### CERTIFIED TO:

Deanna Rockefeller & Schuyler Kaye  
Wells Fargo Bank NA., ISA OA.  
First International Title Agency  
AmTrust Title Insurance Company

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 - 39 - 3 - 29

SURVEY OF: **LOT No. 597**  
**MAP OF CLEARWATER BEACH, SECTION 3**  
FILED FEB. 25, 1960 - AS No. 3122

SITUATED IN: **SPRINGS (FIREPLACE)** TOWN OF: **EAST HAMPTON**  
SUFFOLK COUNTY, NEW YORK

DATE: **6/23/2020** JOB NO. **G20-5845** SCALE: **1" = 30'**

**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.