

THE AREA OF THIS PROPERTY IS 28,098 S.F. OR 0.645 ACRES
ALL ELEVATIONS SHOWN REFER TO NAVD '88 DATUM

CLEARING CALCULATIONS

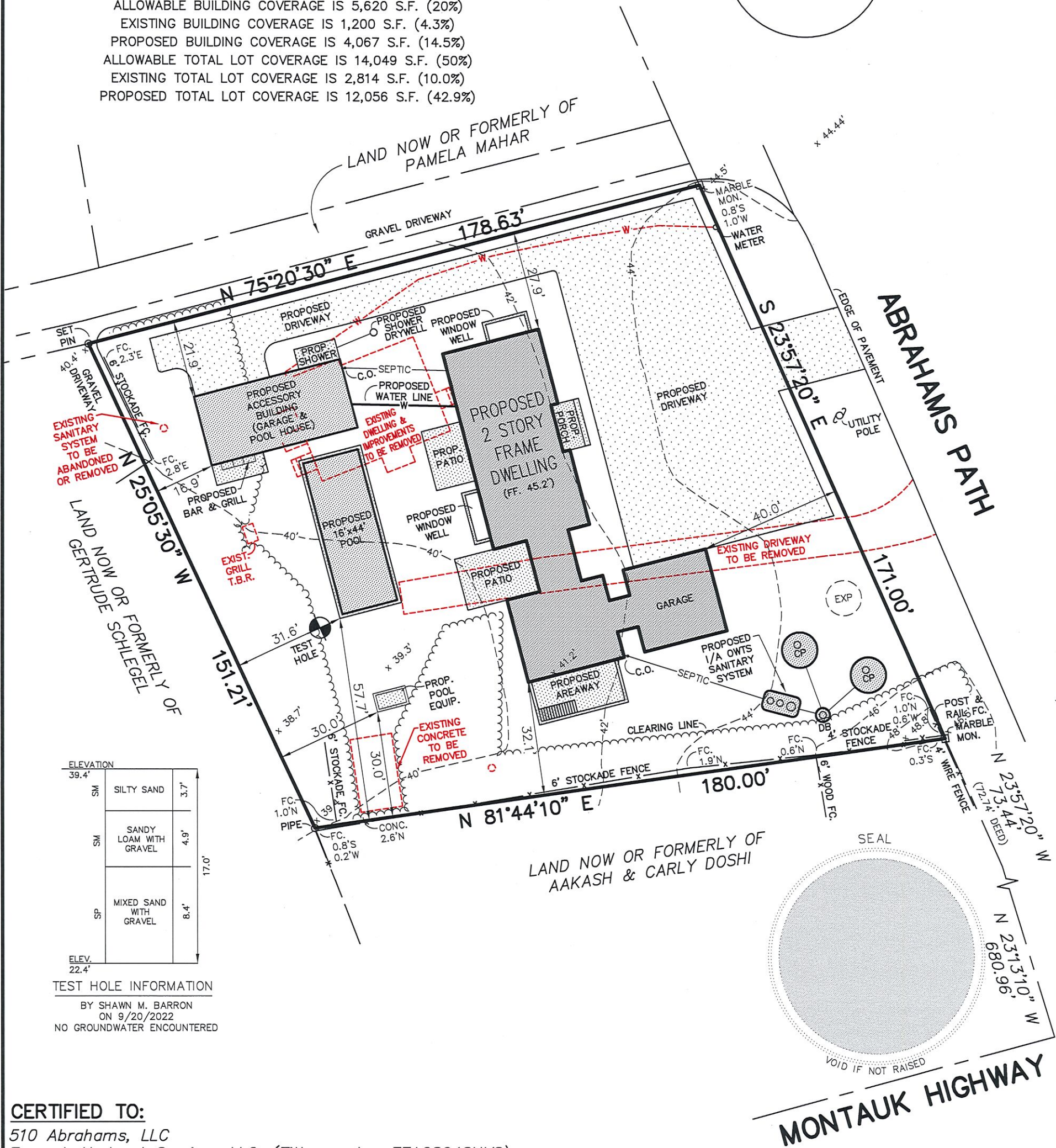
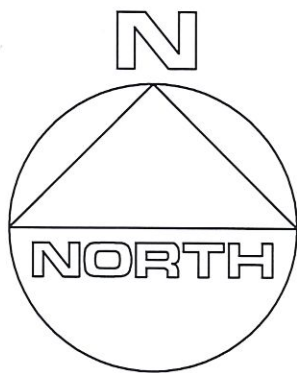
ALLOWABLE CLEARING BY CODE IS 17,025 S.F. (60.6%)

THIS PROPERTY HAS PREEXISTING NONCONFORMING CLEARING LINES
OF 28,098 S.F. (100%) AS PER THE T.O.E.H. ENVIRONMENTAL DEPT.
SUBJECT TO SCENIC / CONSERVATION EASEMENTS

CURRENT CLEARING OF LOT IS 20,986 S.F. (74.7%)
PROPOSED CLEARING OF LOT IS 28,098 S.F. (100%)

COVERAGE CALCULATIONS

ALLOWABLE BUILDING COVERAGE IS 5,620 S.F. (20%)
EXISTING BUILDING COVERAGE IS 1,200 S.F. (4.3%)
PROPOSED BUILDING COVERAGE IS 4,067 S.F. (14.5%)
ALLOWABLE TOTAL LOT COVERAGE IS 14,049 S.F. (50%)
EXISTING TOTAL LOT COVERAGE IS 2,814 S.F. (10.0%)
PROPOSED TOTAL LOT COVERAGE IS 12,056 S.F. (42.9%)



CERTIFIED TO:

510 Abrahams, LLC
Everest Abstract Services LLC. (Title number EFA28048NYS)
First American 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 — 168 — 6 — 8

SURVEY OF: DESCRIBED PROPERTY

SITUATED IN: AMAGANSETT TOWN OF: EAST HAMPTON

SUFFOLK COUNTY, NEW YORK

DATE: 7/5/2022 JOB NO. G22-8368 SCALE: 1" = 30'

GARY BENZ, L.S.

Surveying and Land Planning
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Ronkonkoma, N.Y. 11779
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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.