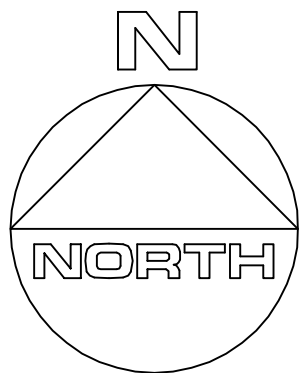


THE AREA OF THIS PROEPRTY IS 22,347 S.F. OR 0.513 ACRES



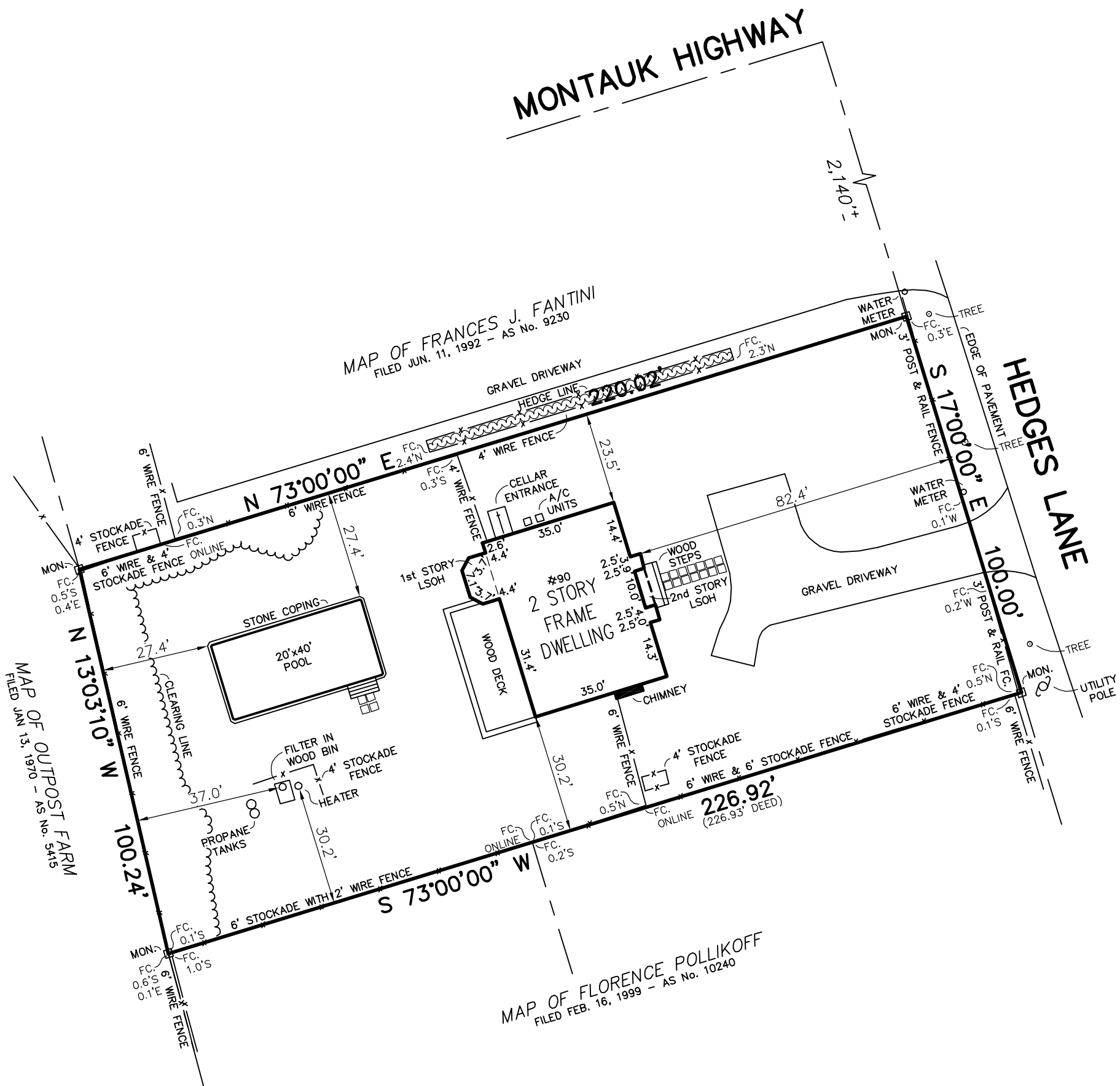
CLEARING CALCULATIONS

~~ALLOWABLE CLEARING BY CODE IS 15,587 S.F. (69.7%)~~

THIS PROPERTY HAS PREEXISTING NONCONFORMING CLEARING LINES OF 22,347 S.F. (100%) AS PER THE T.O.E.H. ENVIRONMENTAL DEPT. SUBJECT TO SCENIC / CONSERVATION EASEMENTS
CURRENT CLEARING OF LOT IS 20,369 S.F. (91.1%)

COVERAGE CALCULATIONS

ALLOWABLE BUILDING COVERAGE IS 4,469 S.F. (20%)
BUILDING COVERAGE IS 1,740 S.F. (7.8%)
ALLOWABLE TOTAL LOT COVERAGE IS 11,174 S.F. (50%)
TOTAL LOT COVERAGE IS 3,338 S.F. (14.9%)



LSOH = LIVING SPACE OVERHANG

CERTIFIED TO:

William Thomas Fantini, Trustee of the Fantini 2016 Revocable Trust, dated December 15, 2016
William Thomas Fantini
Fidelity National 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 - 172 - 6 - 41

SURVEY OF: DESCRIBED PROPERTY

SITUATED IN: **AMAGANSETT**
SUFFOLK COUNTY, NEW YORK

TOWN OF: **EAST HAMPTON**

GARY BENZ, L.S.
Surveying and Land Planning
527-B Hawkins Avenue
Ronkonkoma, N.Y. 11779
GaryBenzLS@Yahoo.com / (631) 648-9348

DATE: **8/4/2021**

JOB NO. **G21-7328**

SCALE: **1" = 30'**

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.