

THE AREA OF THIS PROPERTY IS 34,712 S.F. OR 0.796 ACRES  
 THE AREA EXCLUDING WETLANDS IS 31,902 S.F. OR 0.732 ACRES

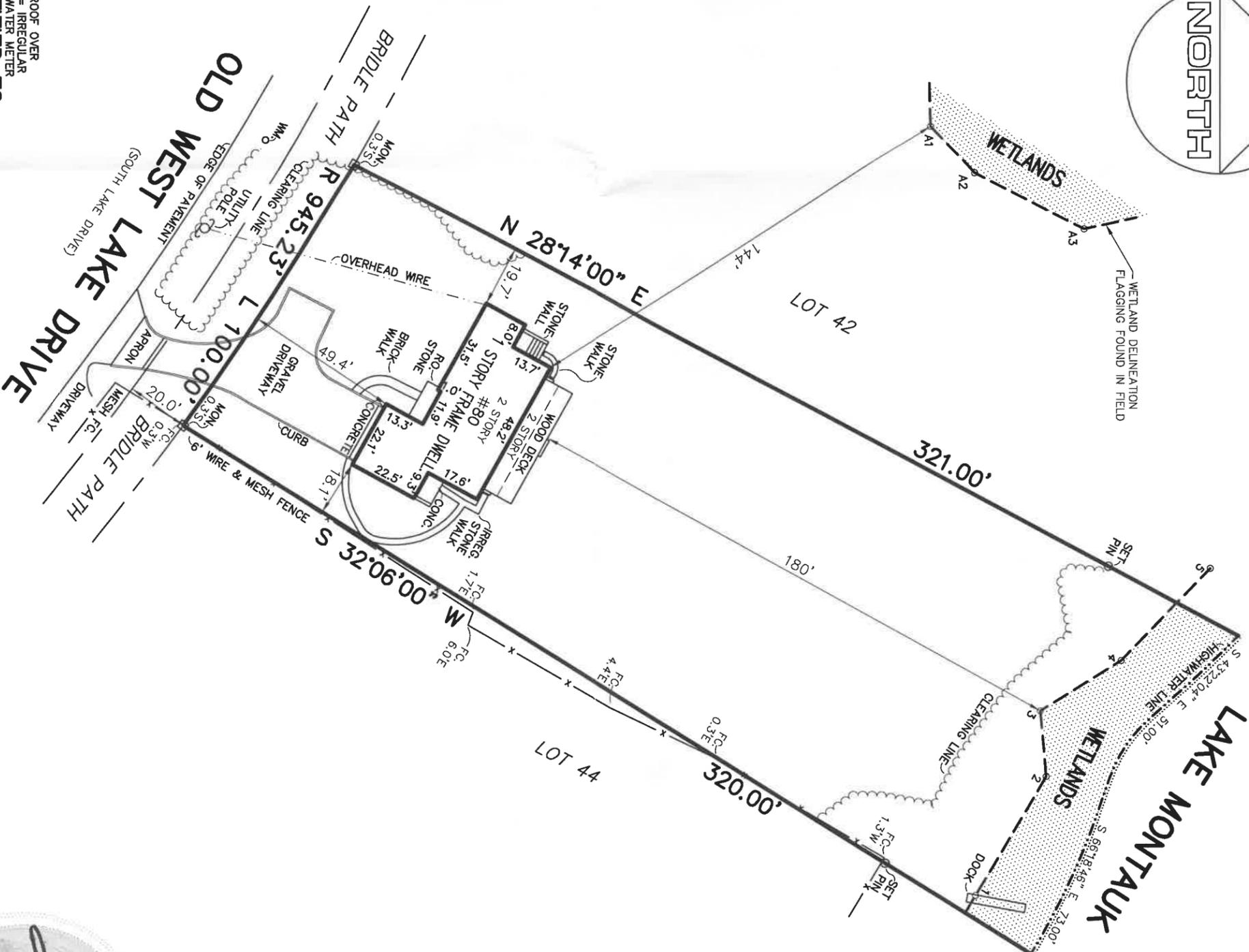
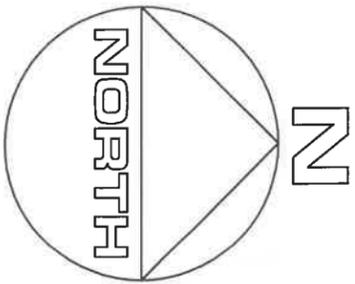
**COVERAGE CALCULATIONS**

ALLOWABLE BUILDING COVERAGE IS 5,999 S.F. (18.8%)  
 BUILDING COVERAGE IS 1,878 S.F. (5.9%)  
 ALLOWABLE TOTAL LOT COVERAGE IS 15,951 S.F. (50%)  
 TOTAL LOT COVERAGE IS 5,096 S.F. (16.0%)

**CLEARING CALCULATIONS**

ALLOWABLE CLEARING BY CODE IS-11+66-S.F.-(56%)  
 THIS PROPERTY HAS PREEXISTING NONCONFORMING CLEARING LINES  
 OF 28,464 S.F. (89.2%) AS PER THE T.O.E.H. ENVIRONMENTAL DEPT.  
 SUBJECT TO SCENIC / CONSERVATION EASEMENTS  
 CURRENT CLEARING OF LOT IS 28,464 S.F. (89.2%)

WETLANDS ARE NEARBY. ANY DISTURBANCE, CLEARING OR WORK WITHIN 150'  
 OF SAID WETLANDS WILL REQUIRE A NATURAL RESOURCES SPECIAL PERMIT



RO. = ROOF OVER  
 IRRIG. = IRRIGULAR  
 WM. = WATER METER  
**CERTIFIED TO:**  
 Ralph Milton Gibson  
 Bank of America, N.A., ISAQA.  
 WFG 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 - 20 - 5 - 18

**SURVEY OF: LOT No. 43, BLOCK 155d**

**MAP OF MONTAUK BEACH DEV. CORP., SUBDIVISION No. 11**

FILED SEP. 7, 1927 - AS No. 1025

**SITUATED IN: MONTAUK**

**TOWN OF: EAST HAMPTON**

**SUFFOLK COUNTY, NEW YORK**

**DATE: 12/5/2023**

**JOB NO. G23-9751**

**SCALE: 1" = 40'**

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 527-B Hawkins Avenue

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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.

