

THE AREA OF THIS PROPERTY IS 17,793 S.F. OR 0.408 ACRES
THIS PROPERTY IS IN THE WATER RECHARGE OVERLAY DISTRICT
ALL ELEVATIONS SHOWN REFER TO NAVD '88 DATUM

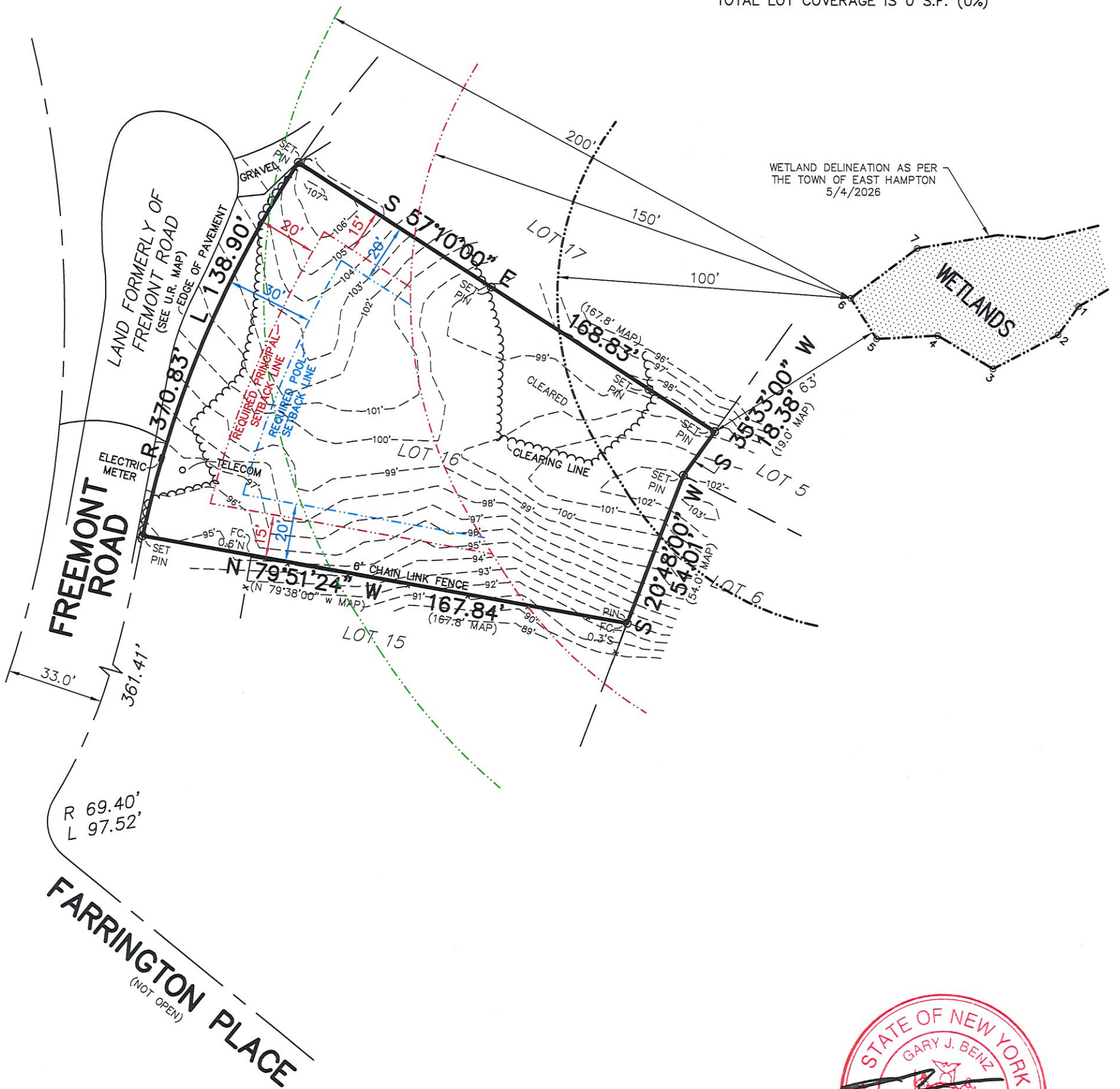
CLEARING CALCULATIONS

10,000 S.F. OR 35%, WHICHEVER IS GREATER
10,000 S.F. OR [17,793 S.F. x 35%]
10,000 S.F. > 6,227 S.F.
10,000 S.F.

ALLOWABLE CLEARING BY CODE IS 10,000 S.F. (56.2%)
EXISTING CLEARING OF LOT IS 2,608 S.F. (14.7%)

COVERAGE CALCULATIONS

ALLOWABLE BUILDING COVERAGE IS 3,7558 S.F. (20%)
BUILDING COVERAGE IS 0 S.F. (0%)
ALLOWABLE TOTAL LOT COVERAGE IS 8,896 S.F. (50%)
TOTAL LOT COVERAGE IS 0 S.F. (0%)



Property known as 21 Freemont Road, Montauk

CERTIFIED TO:

Kenneth Larson
Kristen Larson
Lynda Revock



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 — 19 — 6 — 6

SURVEY OF: LOT No. 16

MAP OF MONTAUK BEACH DEVELOPMENT CORP., No. 9

FILED MAY 6, 1927 — AS No. 1019

SITUATED IN: MONTAUK

TOWN OF: EAST HAMPTON

SUFFOLK COUNTY, NEW YORK

DATE: 5/20/2026

JOB NO. G26-12176

SCALE: 1" = 40'

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GARY BENZ, L.S.

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Ronkonkoma, N.Y. 11779

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.