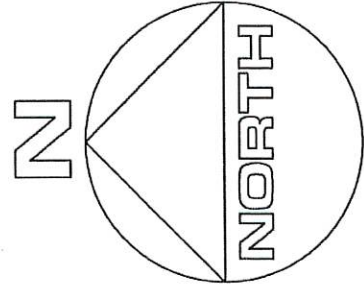


THE AREA OF THIS PROPERTY IS 22,617 S.F. OR 0.519 ACRES



**CLEARING CALCULATIONS**

ALLOWABLE CLEARING BY 60DE-15-15,654-S.F. (69.2%)

THIS PROPERTY HAS PREEXISTING NONCONFORMING CLEARING LINES OF 22,617 S.F. (100%) AS PER THE T.O.E.H. ENVIRONMENTAL DEPT. SUBJECT TO SCENIC / CONSERVATION EASEMENTS

CURRENT CLEARING OF LOT IS 22,617 S.F. (100%)

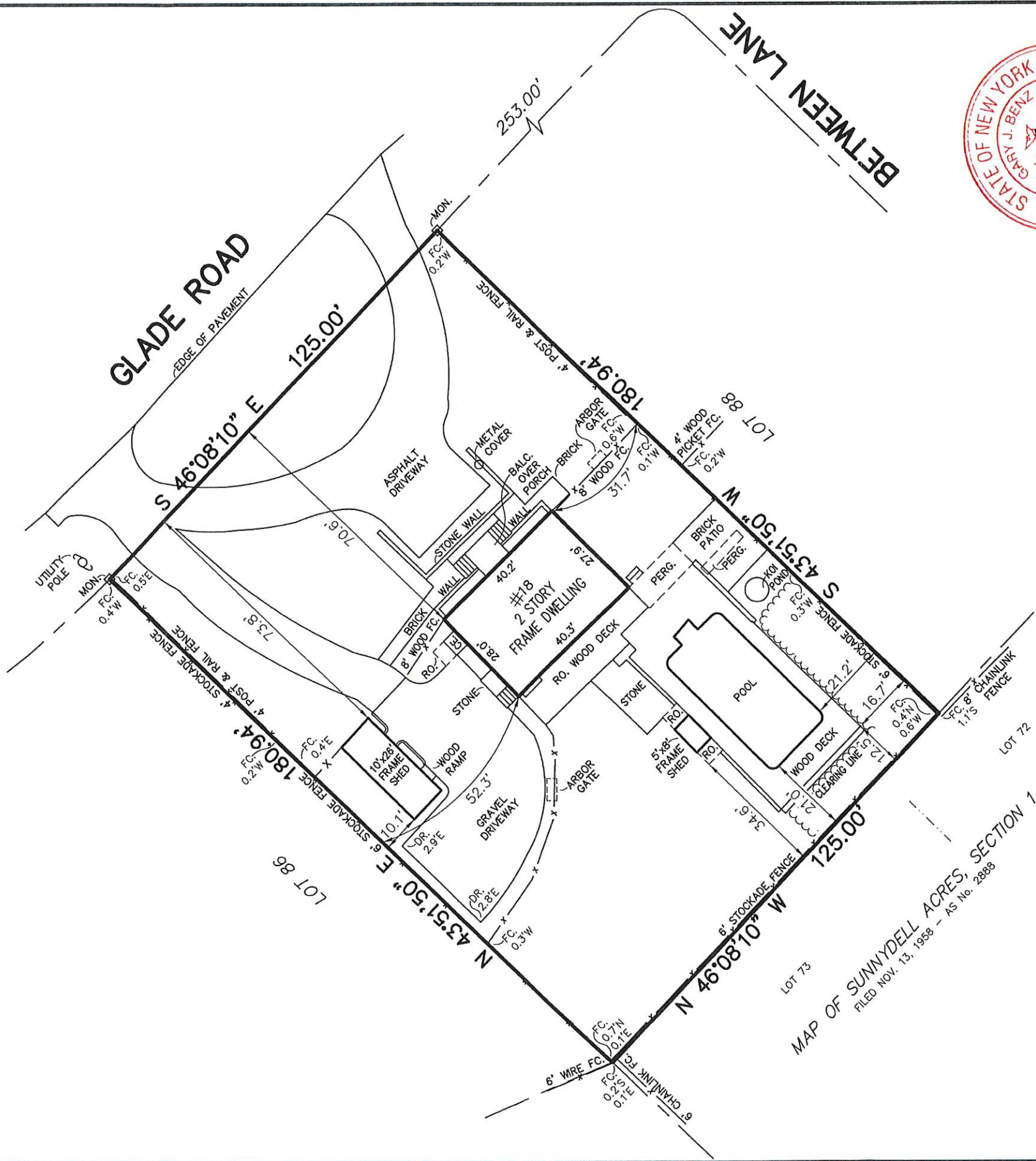
**COVERAGE CALCULATIONS**

ALLOWABLE BUILDING COVERAGE IS 4,523 S.F. (20%)

BUILDING COVERAGE IS 1,895 S.F. (8.4%)

ALLOWABLE TOTAL LOT COVERAGE IS 11,309 S.F. (50%)

TOTAL LOT COVERAGE IS 10,148 S.F. (44.9%)



RO. = ROOF OVERHANG  
CE. = CELLAR ENTRANCE  
**CERTIFIED TO:**

Jorge Chumbi  
Maria Lorena Montesdeoca

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 - 78 - 1 - 3

**SURVEY OF: LOT 87**  
**MAP OF SUNNY DELL ACRES, SECTION TWO**  
FILED NOV. 30, 1962 - AS No. 3693

**SITUATED IN: SPRINGS**  
**TOWN OF: EAST HAMPTON**

**SUFFOLK COUNTY, NEW YORK**

**DATE: 7/24/2025** **JOB NO. G25-11359** **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, UNDERGROUND 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.