

COVERAGE CALCULATIONS:



TOTAL LOT SIZE = 20,202.00 SQ. FT.
 ALLOWABLE LOT COVERAGE = 9,845 SQ. FT. (48.73%)
 EXISTING BUILDING COVERAGE = 945.58 SQ. FT. (4.68%)
 EXISTING DECK, PORCH COVERAGE & STEPS = 3,970.65 SQ. FT. (19.65%)
 EXISTING TOTAL LOT COVERAGE = 4,916.23 SQ. FT. (24.34%)

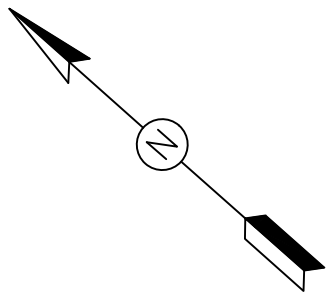
CLEARING CALCULATIONS:

ALLOWABLE LIMITS OF CLEARING = 9,845 SQ. FT. = 48.73%
 CLEARED AREA = 20,202.00 SQ. FT.
 8,951.35/20,202.00=44.31%

FLANDERS ROAD

LEGEND:

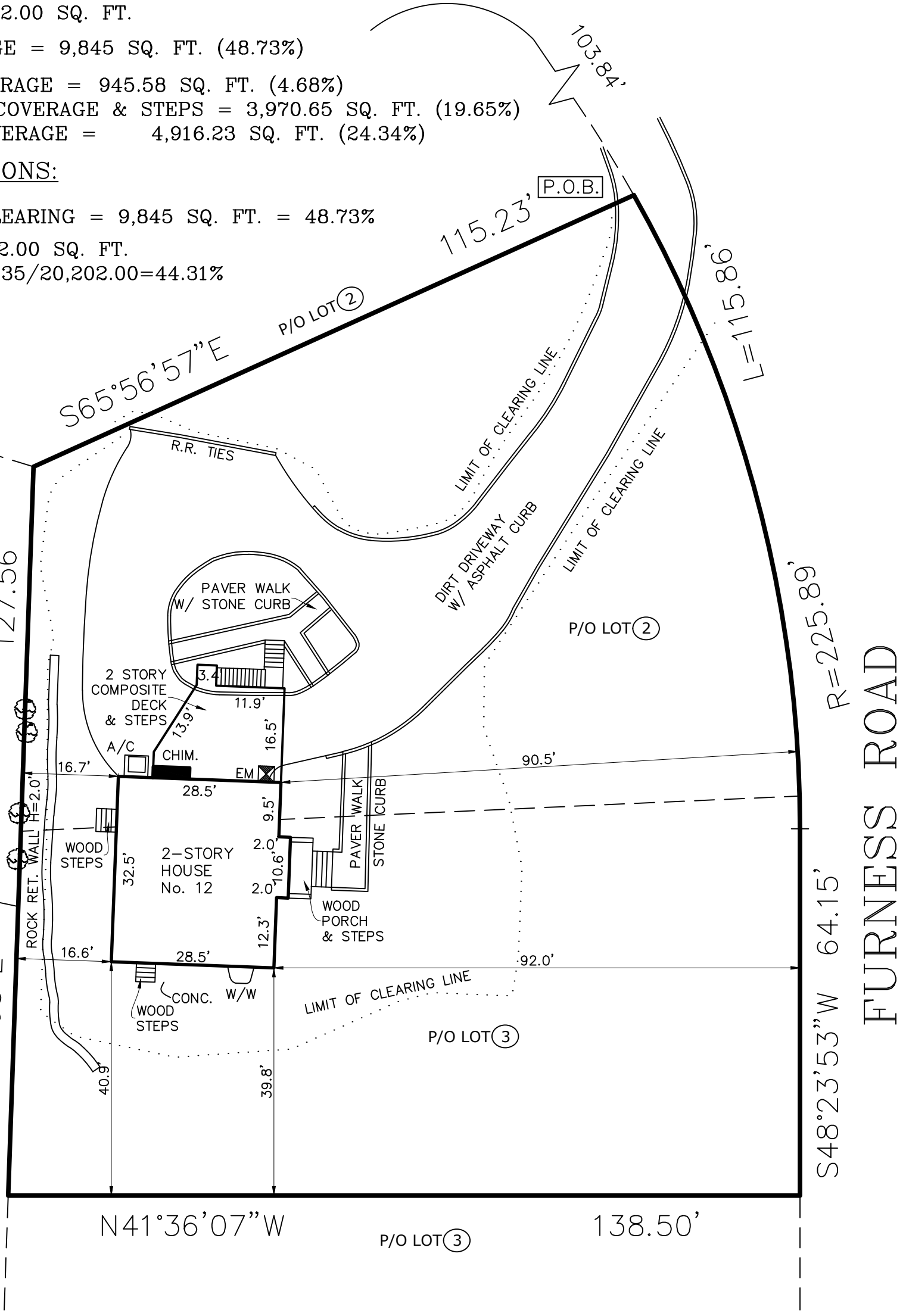
- EM  ELEC. METER
-  TREE




SURVEY OF
 P/O LOTS 2 & 3
 IN BLOCK 237A
 MAP OF
 SUBDIVISION NO. 9,
 PROPERTY OF
 MONTAUK BEACH
 DEVELOPMENT
 CORP.

FILED ON MAY 6, 1927
 AS MAP No. 1019
 SITUATE
 MONTAUK, TOWN OF
 EAST HAMPTON
 SUFFOLK COUNTY, NEW
 YORK
 TAX No.
 0300-01900-0600-013002
 SCALE 1"=20'
 APRIL 16, 2025

AREA = 20,202 sq. ft.
 0.464 ac.




	AERIAL LAND SURVEYING, D.P.C.		
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DISTRICT:0300 LOT:013.002 BLOCK:06.00 SECTION:019.00			
MAP/FILE NO.: 1019			
MAP OF: "MAP OF SUBDIVISION NO. 9, PROPERTY OF MONTAUK BEACH DEVELOPMENT CORP., WEST PORTION, NORTH DOWNS RESIDENTIAL SECTION"			
TITLE NO.: APS25914S			
MAP FILED DATE: MAY 6, 1927			
COUNTY TAX MAP ID: 0300-01900-0600-013002			
SITUATED AT: MONTAUK, TOWN OF EAST HAMPTON			
SUBDIVISION MAP LOT & BLOCK #'S: P/O LOTS 2 & 3 IN BLOCK 237A			
CERTIFIED TO	RAYMOND T. DORAN		
	WFG NATIONAL TITLE INSURANCE COMPANY		
	APPELLATE LAND SERVICES LTD		

NOTE: LOCATIONS AND EXISTENCE OF ANY SUBSURFACE UTILITIES AND/OR STRUCTURES NOT READILY VISIBLE, ARE NOT CERTIFIED. THE CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND ANY OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE

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 JOB NO.: 25-1039
 DATE: APRIL 16, 2025