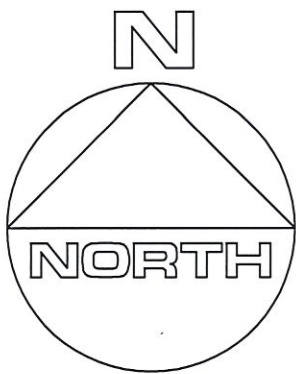


THE AREA OF THIS PROPERTY IS 37,521 S.F. OR 0.861 ACRES



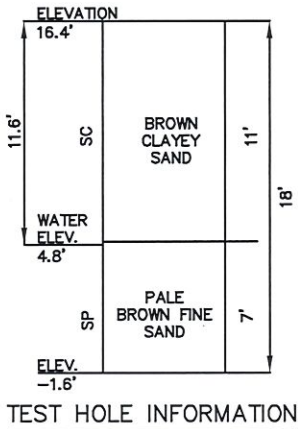
CLEARING CALCULATIONS

10,000 S.F. + [LOT AREA x 25%]
10,000 S.F. + [37,521 S.F. x 25%]
10,000 S.F. + 9,380 S.F.
19,380 S.F.

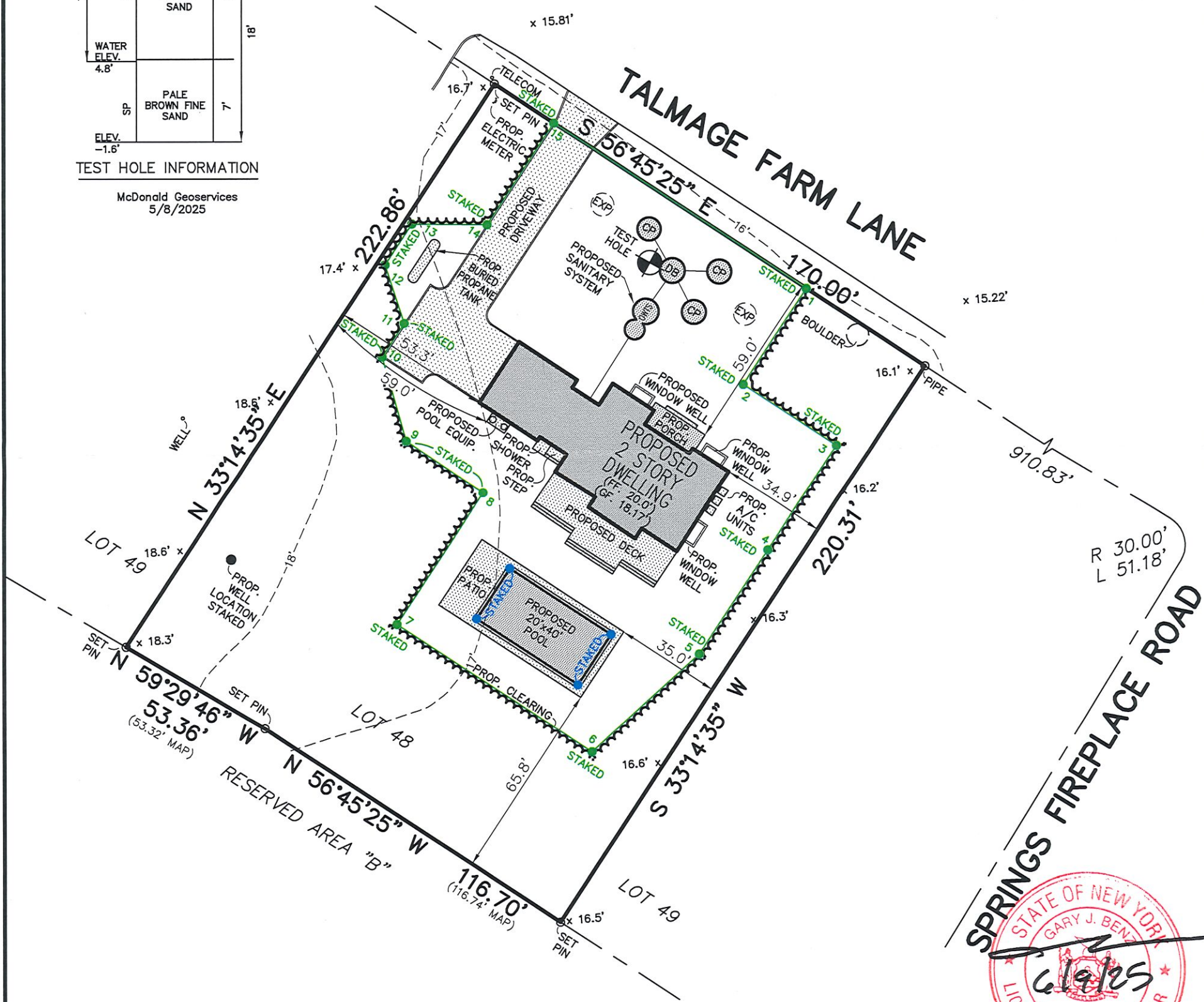
ALLOWABLE CLEARING BY CODE IS 19,380 S.F. (51.7%)
EXISTING CLEARING OF LOT IS 0 S.F. (0%)
PROPOSED CLEARING OF LOT IS 19,380 S.F. (51.7%)

COVERAGE CALCULATIONS

ALLOWABLE BUILDING COVERAGE IS 5,999 S.F. (16%)
EXISTING BUILDING COVERAGE IS 0 S.F. (0%)
PROPOSED BUILDING COVERAGE IS 2,547 S.F. (6.8%)
ALLOWABLE TOTAL LOT COVERAGE IS 15,999 S.F. (42%)
EXISTING TOTAL LOT COVERAGE IS 0 S.F. (0%)
PROPOSED TOTAL LOT COVERAGE IS 6,794 S.F. (18.1%)



McDonald Geoservices
5/8/2025



CERTIFIED TO:

John Morrongiello
Advantage Title Group Agency, LLC
Amtrust Title Insurance Company

STAKED PROPOSED POOL & CLEARING 6/9/2025
ADDED PROPOSED 6/4/2025

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 — 63 — 2 — 14.30

SURVEY OF: LOT 48

MAP OF TALMAGE FARM
FILED MAY 13, 1982 — AS No. 7075

SITUATED IN: SPRINGS

TOWN OF: EAST HAMPTON

SUFFOLK COUNTY, NEW YORK

DATE: 5/16/2025

JOB NO. G25-11156

SCALE: 1" = 40'

GaryBenzLS@Yahoo.com / (631) 648-9348

GARY BENZ, L.S.

Surveying and Land Planning
527-B Hawkins Avenue
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.