

MAP OF PROPERTY
AKA PART OF LOT 94
HITHER HILLS

Certified To:
644 OMH LLC
Field Point Private Bank & Trust
Stewart Title Insurance Co.

Abandoned: By Certificate #80 on June 20, 1938

SITUATE
MONTAUK

Town Of East Hampton, Suffolk Co., N.Y.
Scale: 1"=50'

Area: 65,463 S.F. or 1,503 Acres to Tie Line
Lot Area: 34,057 S.F. or 0.782 Acres (To Bottom of Bluff)
Area for Clearing Purposes: 31,415 S.F. (Excl Flag Strip and to Bot of Bluff)
Flood Zones: FIRM PANEL NO. 36103C0264H, eff. 9/25/09

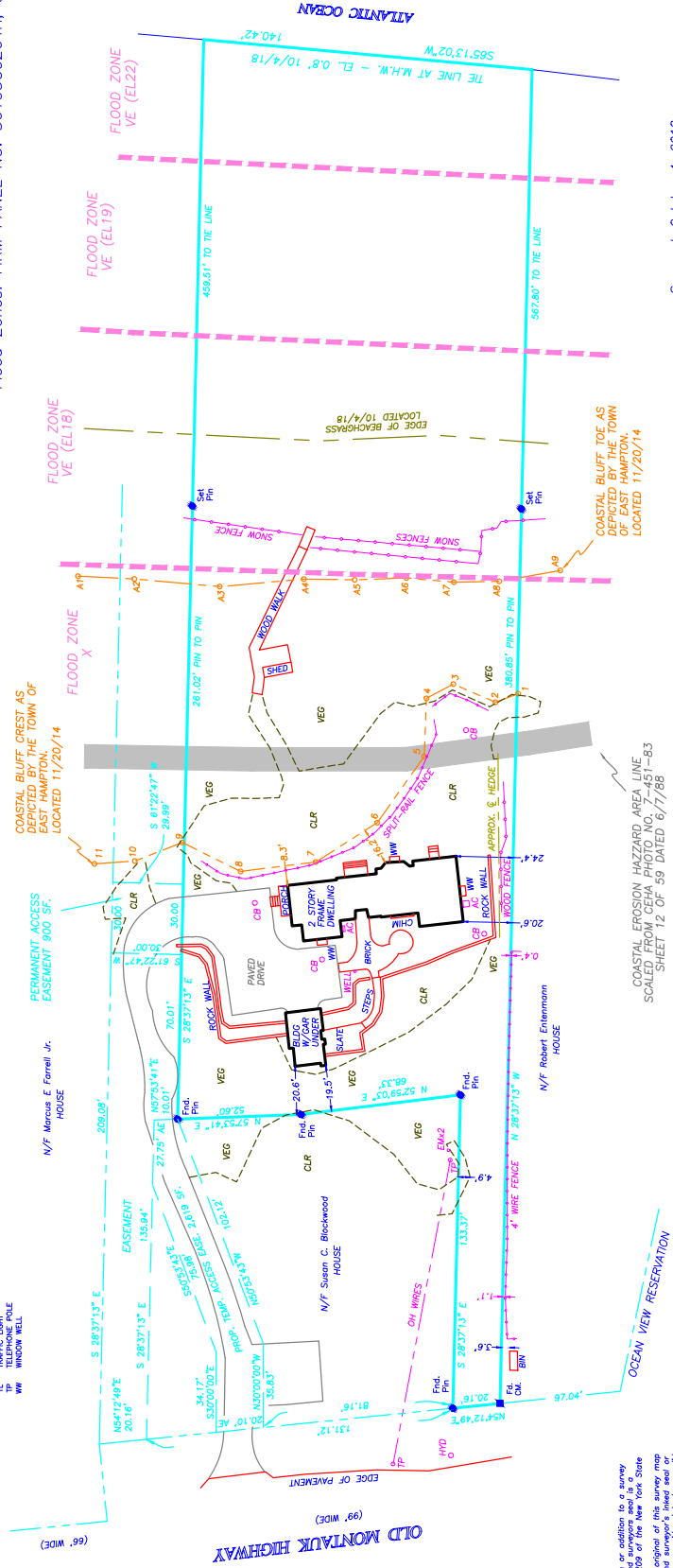
- KEY:**
- BR BRICK BASH
 - CB CATCH BASIN
 - CM CONC. MONUMENT
 - EW ELECTRIC WIRE
 - EM ELECTRIC METER
 - ED EDGE OF CLEARING
 - EV GAS VALVE
 - GV GAS VALVE
 - IR IRRIGATION BOX
 - LP LEACHING POOL
 - LP LIGHT POOL
 - ME MEAN HIGH WATER
 - MW MEAN LOW WATER
 - PL PROPERTY LINE
 - PT STEPS
 - SP SLATE PAVERS
 - TB TELEPHONE BOX
 - WM WATER METER
 - WW WATER WALK
 - TL TRAFFIC LIGHT
 - WW WINDON WELLS



COVERAGE
ALLOWED - 5,999 SF.
EXISTING - 2,021 SF.

TOTAL COVERAGE
ALLOWED - 15,999 SF.
EXISTING - 5,225 SF.

CLEARING
ALLOWED - 18,514 SF.
EXISTING - 16,197 SF.



COASTAL BLUFF CREST AS
DEPICTED BY THE TOWN OF
EAST HAMPTON,
LOCATED 11/20/14

PERMANENT ACCESS
EASEMENT 900 SF.

COASTAL BLUFF TOE AS
DEPICTED BY THE TOWN
OF EAST HAMPTON,
LOCATED 11/20/14

COASTAL EROSION HAZZARD AREA LINE
SCALED FROM CEHA PHOTO NO. 7-451-83
SHEET 12 OF 59 DATED 6/7/88

NOTE:
Bearings depicted hereon are
relative to North (MAD83) and
related 0'02.43' counter
clockwise from deed

- NOTE:
- 1) Unauthorized alteration or addition to a survey including any electronic or digital file, or any other means, shall be deemed to be a violation of the Education Law, Section 2209 of the New York State Education Law, and the original land surveyor's best seal or other means shall be considered to be a valid certification.
 - 2) Certifications indicated hereon shall not only be a certification of the accuracy of the survey and on his/her behalf to the file company, but also a certification of the accuracy of the information furnished to additional institutions or subsequent owners. Certifications are not transferable to additional institutions or subsequent owners. A survey was prepared in accordance with the standards and practices of the Surveying and Mapping Professions Act of the State of New York as amended by the New York State Association of Professional Surveyors or subsurface improvements or encroachments, or violations, or easements, or other means of records, if any, not shown are not certified.

Surveyed: October 4, 2018

DC3063

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