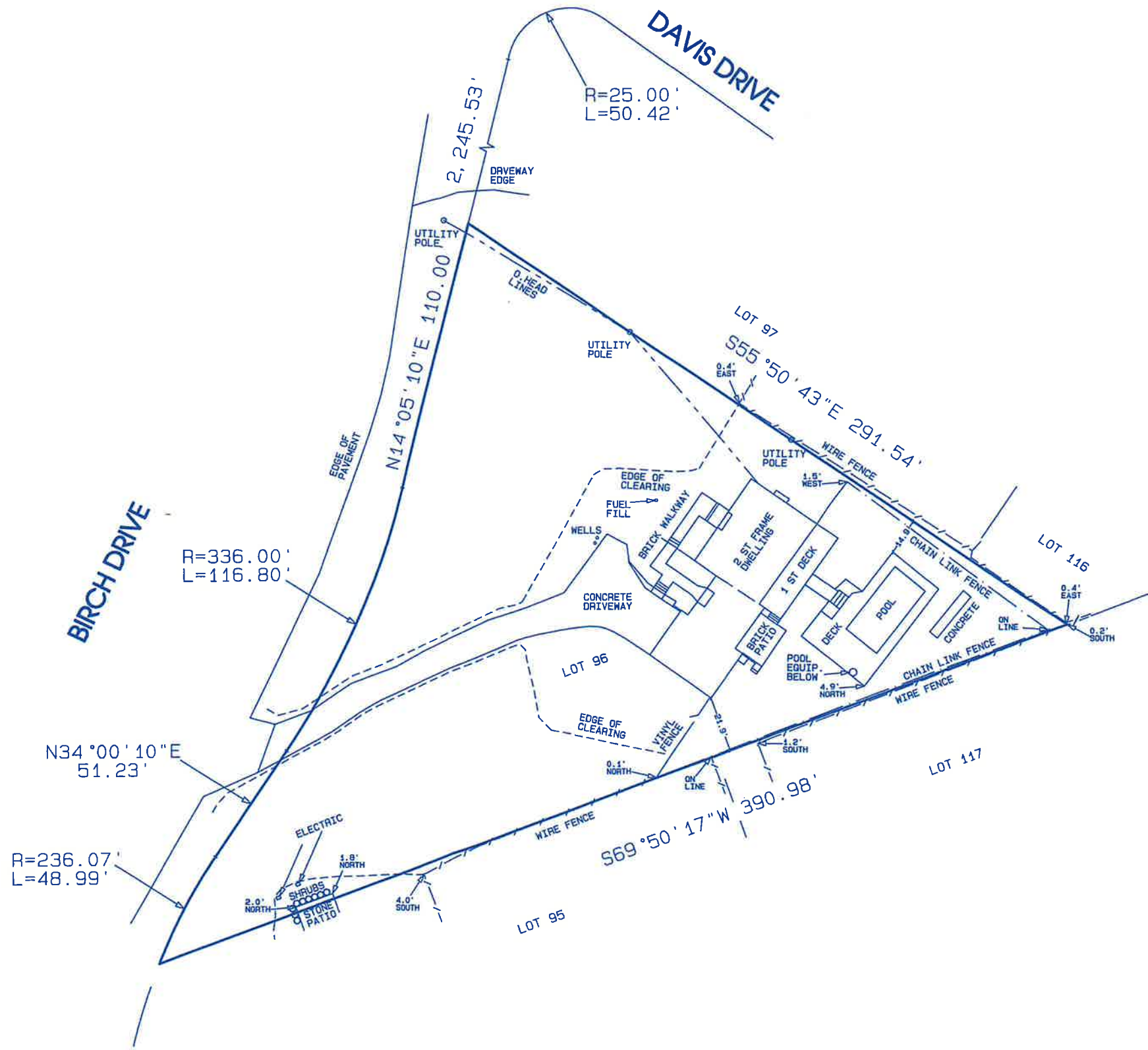


MAP OF LOT 96
HITHER WOODS
FILED MARCH 12, 1962 AS MAP NO. 3520
SITUATE
MONTAUK, TOWN OF EAST HAMPTON
SUFFOLK COUNTY, N.Y.
SCALE: 1"=50'
TAX MAP REF: 0300-67-03-12
LOT AREA: 42,643.91 SQ FT
OR 0.979 ACRES

LOT AREA
42,643.91 SQ FT
LOT COVERAGE
PERMITTED: 6,396 SQ FT 15%
EXISTING: 2,415 SQ FT
PROPOSED: N/A
TOTAL LOT COVERAGE
PERMITTED: 17,057 SQ FT 40%
EXISTING: 7,617 SQ FT
PROPOSED: N/A
CLEARING
PERMITTED: 20,660 SQ FT OR N.R.S.P.
EXISTING: 20,121 SQ FT
PROPOSED: N/A

SURVEYED AUGUST 11, 2025
JAMES P. WALSH LAND SURVEYOR, P.C.
MONTAUK, N.Y.

James P. Walsh, P.C.



CERTIFIED TO:
SUSAN MCCABE



EASEMENTS, RIGHT OF WAYS, UNDERGROUND UTILITIES, WETLANDS, AND OR SANITARY FACILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN, LOCATED AND/OR GUARANTEED

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