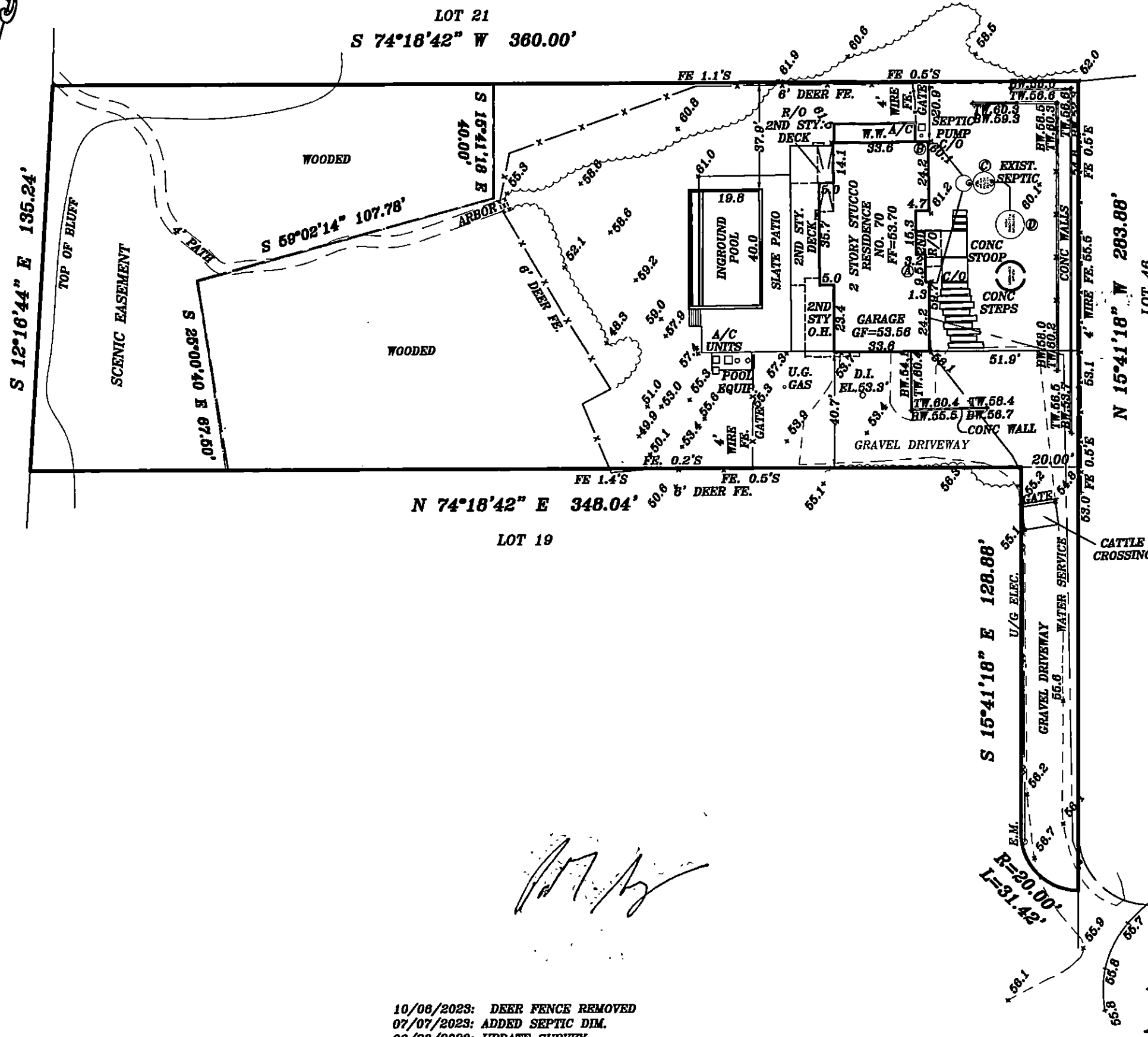


FORT POND BAY



**SURVEY OF LOT 20
MAP OF CULLODEN POINT
SITUATE AT MONTAUK
TOWN OF EAST HAMPTON
SUFFOLK COUNTY, NEW YORK**

FILED: 12/21/1995 MAP No. 9785

S.C.T.M. No. 300-16-03-39
LOT AREA = 52,035 S.F. / 1.2 ACRES
LOT AREA = 49,143 S.F. / 1.1 ACRES (EXCL. FLAG)
LOT COVERAGE = 3,355 S.F. / 6.8% (EXCL. FLAG)
TOTAL LOT COVERAGE = 6,264 S.F. / 12.7% (EXCL. FLAG)
LOT CLEARING = 22,438 S.F. / 45.7% (EXCL. FLAG)

ELEVATIONS PER NAV88 DATUM

NOTE: EXISTING SEPTIC INFORMATION SUPPLIED BY MARTIN ARCHITECTS.

EXISTING SEPTIC INFO (SUPPLIED BY OTHERS):

	A	B
HYDRO ACTION AN-800 (C)	34.5'	26.5'
LEACHING POOL (D)	32'	38.5'

GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE. UNDERGROUND UTILITIES EASEMENTS NOT SHOWN AND UTILITY POLE LOCATIONS ARE NOT GUARANTEED. THE OFFSET DIMENSION SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR SPECIFIC PURPOSE AND USE, THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITION TO BUILDINGS AND OTHER CONSTRUCTION. THE EXISTENCE OF RIGHT OF WAYS, WETLANDS 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 SURVEYORS SIGNATURE AND RED INK OR EMBOSSED SEAL SHALL NOT BE CONSIDERED A TRUE VALID COPY. ALL LOCATIONS OF AND DISTANCES TO WELLS AND CESSPOOLS ARE BY LOCATIONS FROM HOMEOWNERS, FIELD OBSERVATIONS AND/OR INFORMATION OBTAINED FROM OTHERS. SINCE MOST ARE NOT VISIBLE THESE LOCATIONS AND DIMENSIONS CANNOT BE CERTIFIED.

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10/06/2023: DEER FENCE REMOVED
07/07/2023: ADDED SEPTIC DIM.
08/28/2023: UPDATE SURVEY
DATE: 04/20/2023

PROJECT No. 62019 SCALE: 1" = 40'

**KETTLE
HOLE
ROAD**