

THE AREA OF THIS PROPERTY IS 17,625 S.F. OR 0.404 ACRES

S.C.T.M. NO.

300 - 19 - 4 - 7

SURVEY OF: LOT No. 9

MAP OF MONTAUK BEACH DEVELOPMENT CORP., SUBDIVION 7
CENTRAL PORTION OF WEST LAKE RESIDENTIAL SECTION.

FILED MAY 6, 1927 - AS No. 1017

SITUATED IN: MONTAUK

TOWN OF: EAST HAMPTON

SUFFOLK COUNTY, NEW YORK

DATE: 4/4/2024

JOB NO. G24-10080

SCALE: 1" = 30'

CLEARING CALCULATIONS

—ALLOWABLE CLEARING BY CODE IS 13,219 S.F. (75%)—

THIS PROPERTY HAS PREEXISTING NONCONFORMING CLEARING LINES
OF 17,625 S.F. (100%) AS PER THE T.O.E.H. ENVIRONMENTAL DEPT.
SUBJECT TO SCENIC / CONSERVATION EASEMENTS

CURRENT CLEARING OF LOT IS 17,625 S.F. (100%)

WETLANDS ARE NEARBY. ANY DISTURBANCE, CLEARING OR WORK WITHIN 150'
OF SAID WETLANDS WILL REQUIRE A NATURAL RESOURCES SPECIAL PERMIT

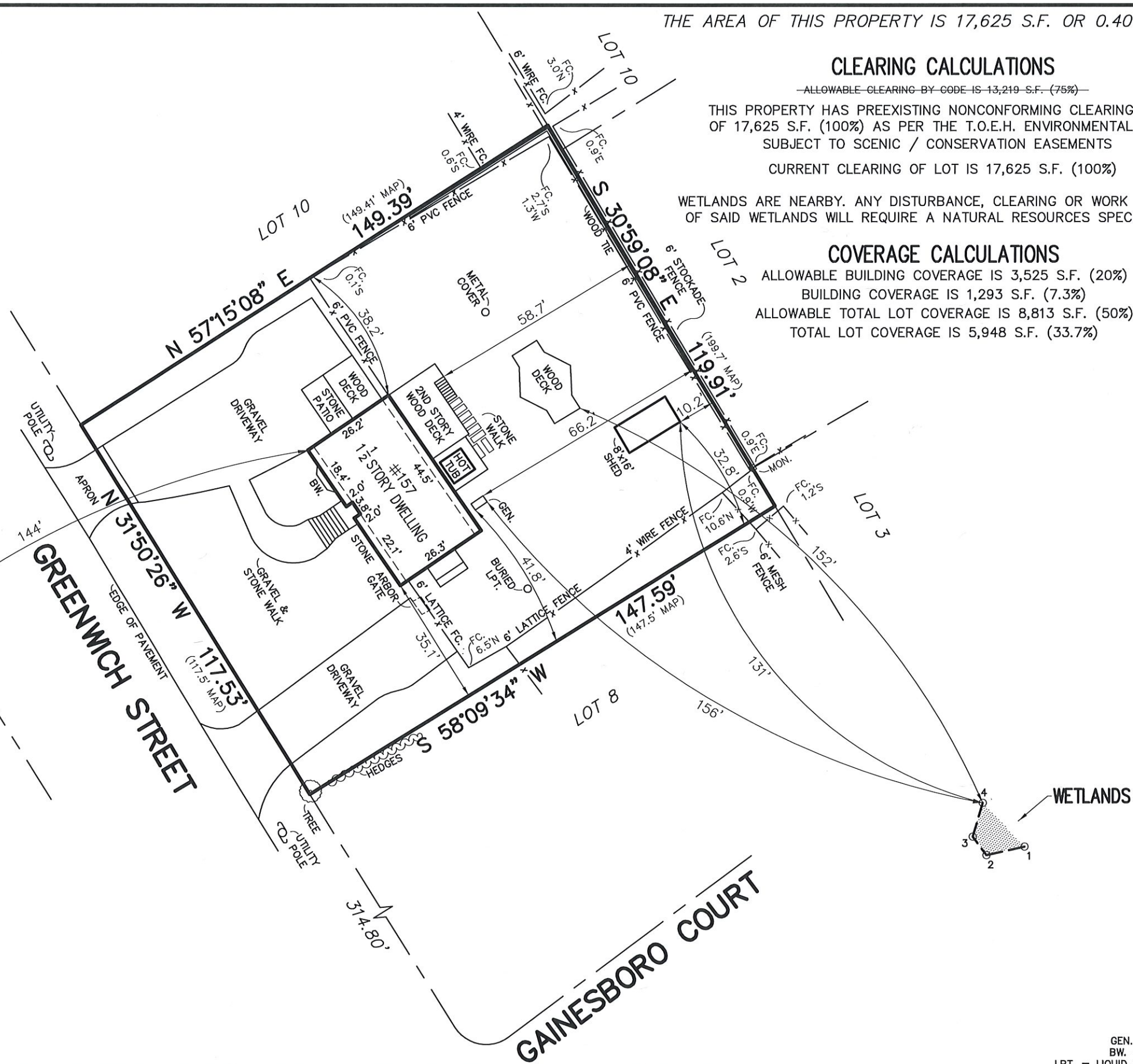
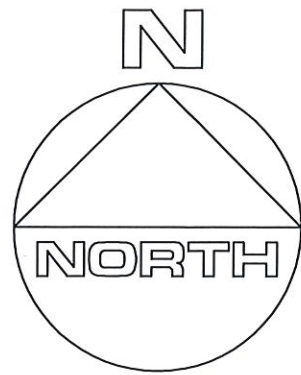
COVERAGE CALCULATIONS

ALLOWABLE BUILDING COVERAGE IS 3,525 S.F. (20%)

BUILDING COVERAGE IS 1,293 S.F. (7.3%)

ALLOWABLE TOTAL LOT COVERAGE IS 8,813 S.F. (50%)

TOTAL LOT COVERAGE IS 5,948 S.F. (33.7%)



GUARANTEES INDICATED SHALL RUN ONLY
TO THE PERSON FOR WHOM THE SURVEY
IS PREPARED AND/OR AGENCY, AND ARE
NOT TRANSFERABLE.

CERTIFIED TO:

Edward R. Sullivan

GARY BENZ, L.S.

Surveying and Land Planning

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GEN. = GENERATOR
BW. = BAY WINDOW
LPT. = LIQUID PROPANE TANK

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.