

MAP OF LOT 3
LAKESIDE ESTATES
FILED MAY 5, 1982 AS MAP NO. 7072
SITUATE
MONTAUK, TOWN OF EAST HAMPTON
SUFFOLK COUNTY, N.Y.
SCALE 1" = 40'
SCTM# 0300-19-05-19.3
LOT AREA: 41,157.62 SQ FT
OR 0.944 ACRE
HARBOR PROTECTION OVERLAY DISTRICT
FEMA ZONE: X, AE 7, VE 8
PANEL# 36103C0266H

LOT AREA W/O WETLANDS 34,485.92 SQ FT
LOT COVERAGE PERMITTED: 5,999 SQ FT
EXISTING: 12 SQ FT
PROPOSED: N/A
TOTAL LOT COVERAGE PERMITTED: 15,999 SQ FT
EXISTING: 390 SQ FT
PROPOSED: N/A
CLEARING PERMITTED: 12,070 SQ FT OR N.R.S.P.
EXISTING: 6,890 SQ FT
PROPOSED: N/A

REVISED JUNE 23, 2025
WETLANDS & SETBACKS
SURVEYED APRIL 29, 2025
JAMES WALSH, LAND SURVEYOR PC
MONTAUK, N.Y.

CERTIFIED TO:
ITK INC

