

MAP OF LOT 19; BLOCK 155B
First Addition to Subdivision no.6
MONTAUK BEACH DEVELOPMENT CORP.
 FILED SEPTEMBER 27, 1927 AS MAP NO. 1023

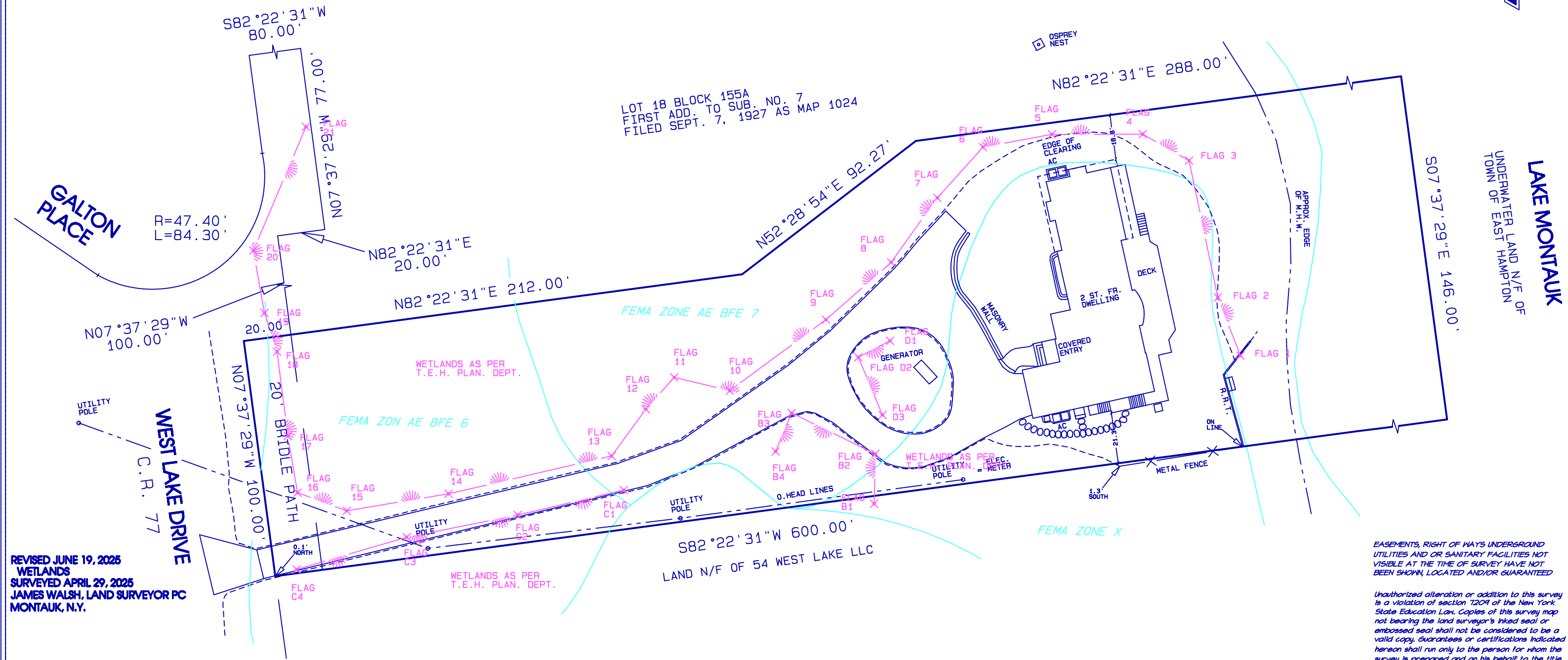
SITUATE
MONTAUK, TOWN OF EAST HAMPTON
SUFFOLK COUNTY, N.Y.

SCALE 1" = 40'
 SCTM# 0300-19-05-10.1
 LOT AREA: 73,084.84 SQ FT
 OR 1.67 ACRE
 HARBOR PROTECTION OVERLAY DISTRICT
 FEMA ZONE: X, AE 6, AE 7, VE 8
 PANEL# 36103C0266H

LOT AREA W/O WETLANDS 27,892.99 SQ FT
LOT COVERAGE PERMITTED: 5,578 SQ FT 20%
EXISTING: 3,704 SQ FT
PROPOSED: N/A
TOTAL LOT COVERAGE PERMITTED: 13,946 SQ FT 50%
EXISTING: 12,218 SQ FT
PROPOSED: N/A
CLEARING PERMITTED: 10,000 SQ FT OR N.R.S.P.
EXISTING: 20,802 SQ FT
PROPOSED: N/A

CERTIFIED TO:
CHARLES KRASNE

WETLANDS AS PER
 T.E.H. PLAN. DEPT.



LAKE MONTAUK
 UNDERWATER LAND N/F OF
 TOWN OF EAST HAMPTON

REVISED JUNE 19, 2025
 WETLANDS
 SURVEYED APRIL 29, 2025
 JAMES WALSH, LAND SURVEYOR PC
 MONTAUK, N.Y.

EASEMENTS, RIGHT OF WAYS UNDERGROUND
 UTILITIES AND OR SANITARY FACILITIES NOT
 VISIBLE AT THE TIME OF SURVEY HAVE NOT
 BEEN SHOWN, LOCATED AND/OR 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 copy. Guarantees or certifications indicated
 hereon shall run only to the person for whom the
 survey is prepared and on his behalf to the title
 company, government agency and lending
 institution. Guarantees or certifications are not
 transferable to additional institutions or subsequent
 owners.