

MAP OF LOT 3 & P/O LOT 8; BLOCK 193  
SUBDIVISION NO. 7  
MONTAUK BEACH DEVELOPMENT CORP.  
CENTRAL PORTION WEST LAKE RESIDENTIAL SECTION

FILED MAY 6, 1927 AS MAP NO. 1017

SITUATE

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

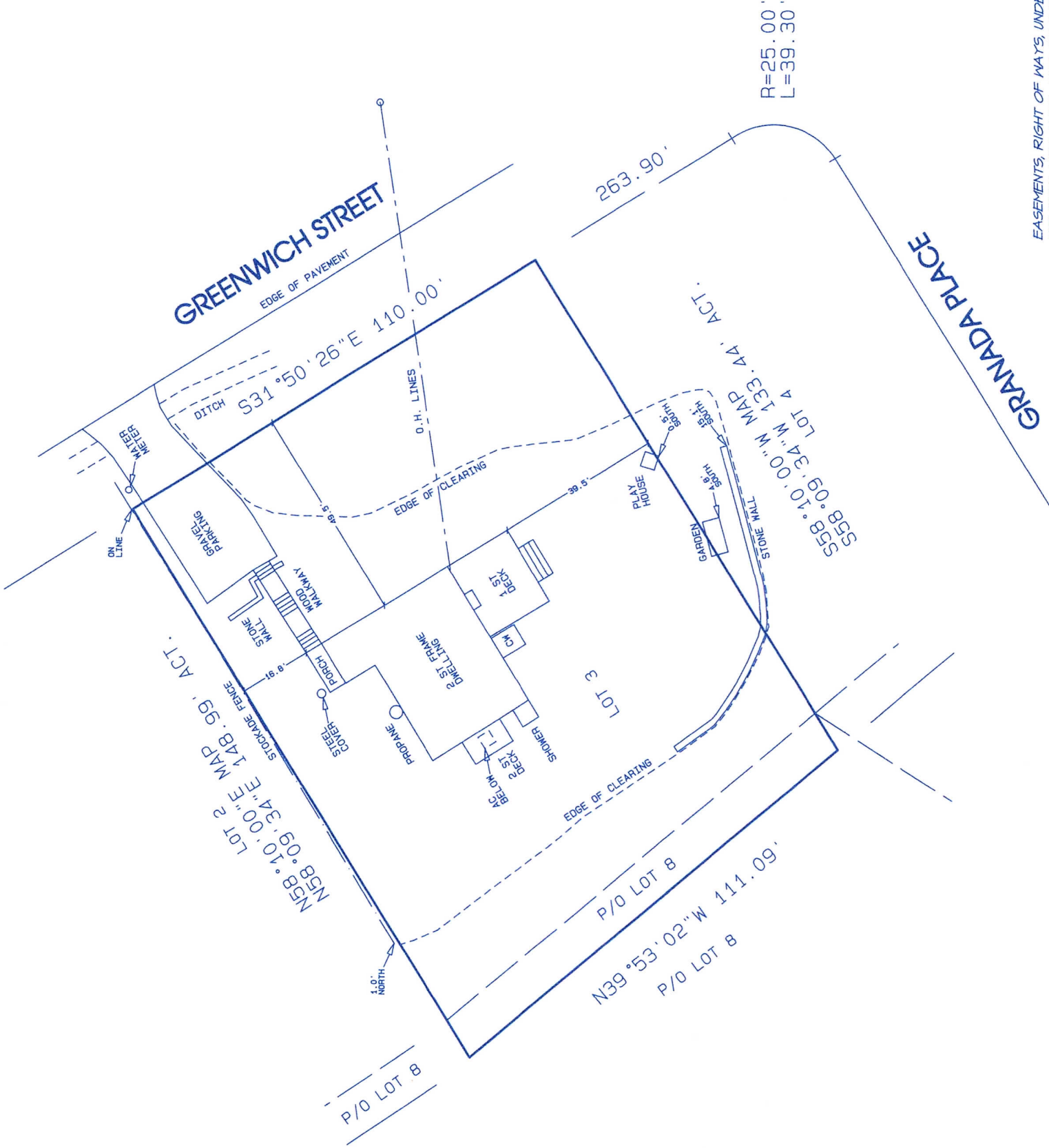
SCALE: 1"=30'  
TAX MAP REF: 0300-19-03-40.1  
LOT AREA: 15,533.55 SQ FT  
OR 0.356 ACRE

WATER RECHARGE OVERLAY DISTRICT

|                                                        |
|--------------------------------------------------------|
| LOT AREA:<br>15,533.55 SQ FT<br>AREA W/O WETLANDS: N/A |
| LOT COVERAGE<br>PERMITTED: 3,106.7 SQ FT 20%           |
| EXISTING: 1,053.3 SQ FT                                |
| PROPOSED: N/A                                          |
| TOTAL LOT COVERAGE<br>PERMITTED: 7,766.7 SQ FT 50%     |
| EXISTING: 2,176.7 SQ FT                                |
| PROPOSED: N/A                                          |
| CLEARING<br>PERMITTED: 10,000 SQ FT<br>OR N.R.S.P.     |
| EXISTING: 9,924.3 SQ FT                                |
| PROPOSED: N/A                                          |

SURVEYED DECEMBER 3, 2025  
JAMES P. WALSH LAND SURVEYOR, P.C.  
MONTAUK, N.Y.

CERTIFIED TO:  
GABRIELLE SULLIVAN  
TERRENCE SULLIVAN



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