

MAP OF PROPERTY

LOTS 57-60

MONTAUK BEACH

Filed: July 2, 1940 - Map No. 1312

SITUATE
MONTAUK

Town Of East Hampton, Suffolk Co., N.Y.

Scale: 1"=20'

Area: 10,000 S.F. or 0.229 Acres

Lot Area Per Town Code(Excl Wetlands): 9,071 S.F. or 0.208 Acres

Certified To:
James Dale

COVERAGE:
ALLOWED = 1,814 S.F.
EXISTING = 963 S.F.

TOT. COVERAGE:
ALLOWED = 4,536 S.F.
EXISTING = 1,675 S.F.

CLEARING:
ALLOWED = 9,071 S.F.
EXISTING = 7,595 S.F.

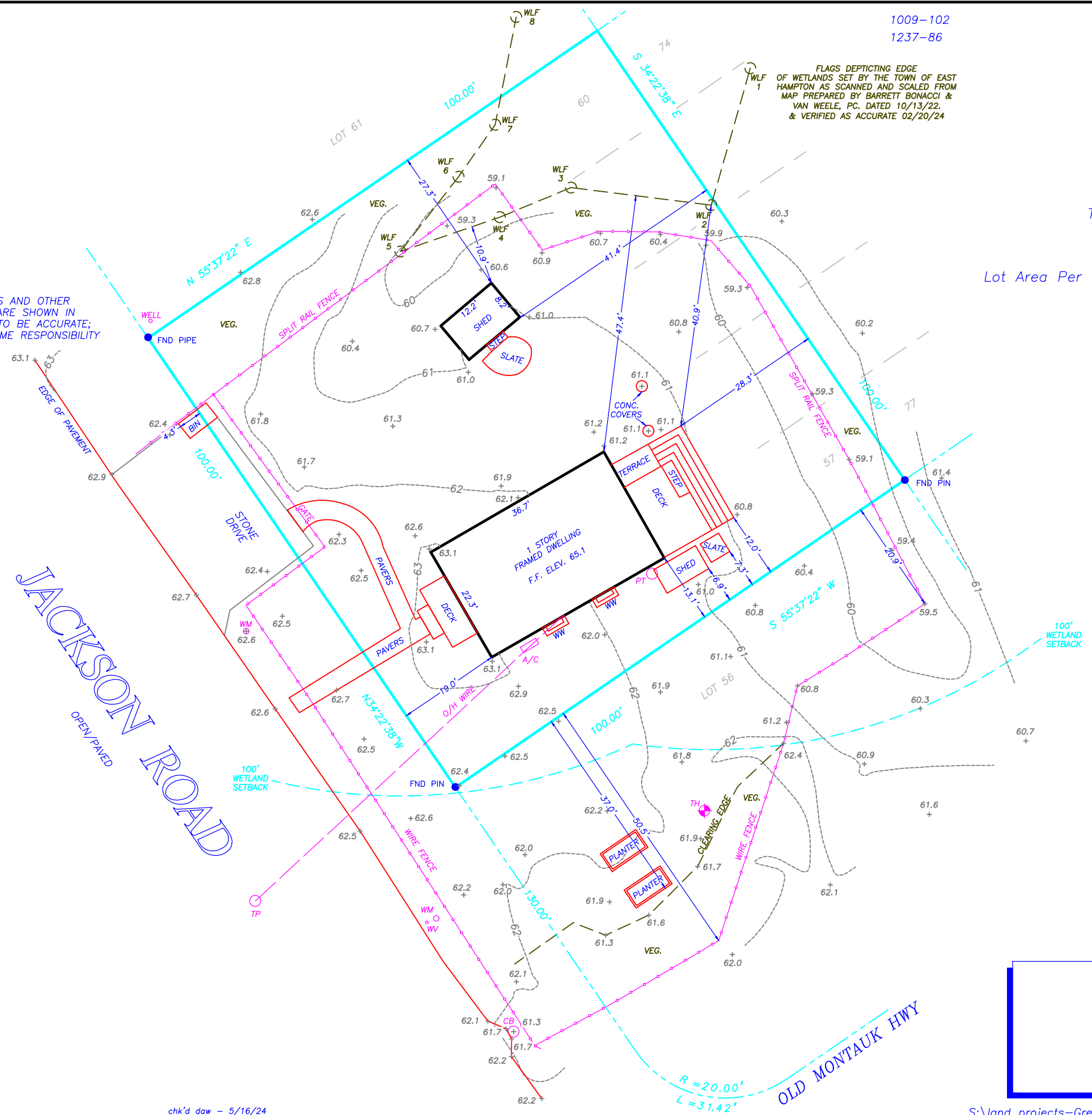
NOTE:

1) THE LOCATION OF CESSPOOLS, WELLS AND OTHER UNDERGROUND INSTALLATIONS, IF ANY, ARE SHOWN IN ACCORDANCE WITH SOURCES BELIEVED TO BE ACCURATE; HOWEVER, THIS OFFICE DOES NOT ASSUME RESPONSIBILITY FOR THEIR ACCURACY.

FLAGS DEPICTING EDGE OF WETLANDS SET BY THE TOWN OF EAST HAMPTON AS SCANNED AND SCALED FROM MAP PREPARED BY BARRETT BONACCI & VAN WEELE, P.C. DATED 10/13/22, & VERIFIED AS ACCURATE 02/20/24

KEY

○	SIGN
BR	BRICK
CB	CATCH BASIN
CC	CONC. COVER
CM	CONC. MONUMENT
DW	DRY WELL
EB	ELECTRIC BOX
EM	ELECTRIC METER
EOP	EDGE OF PAVEMENT
EOC	EDGE OF CLEARING
EV	ELECTRIC VAULT
GM	GAS METER
GV	GAS VALVE
HYD	HYDRANT
IR	IRRIGATION BOX
LB	LIGHT BOX
LP	LEACHING POOL
LTP	LIGHT POST
MC	METAL COVER
MHW	MEAN HIGH WATER
OH	OVERHANG
PL	PROPERTY LINE
PT	PROPANE TANK
S	STEPS
SP	SLATE PAVERS
ST	SEPTIC TANK
TB	TELEPHONE BOX
UB	UTILITY BOX
WM	WATER METER
WV	WATER VALVE
TBR	TO BE REMOVED
TL	TRAFFIC LIGHT
TP	TELEPHONE POLE



NOTE:

- 1). Unauthorized alteration or addition to a survey map bearing a licensed surveyors seal is a violation of section 7209 of the New York State Education Law.
- 2). Only copies from the original of this survey map bearing an original land surveyor's inked seal or embossed seal shall be considered to be a valid copy.
- 3). Certifications indicated hereon shall run only to the person for whom the survey is prepared, and on his/her behalf to the title company, governmental agency and lending institution listed hereon. Certifications are not transferable to additional institutions or subsequent owners. Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for land surveyors adopted by the New York State Association of Professional Land Surveyors.
- 4). The existence of subsurface improvements or encroachments, or wetlands, or easements, covenants, or restrictions of record, if any, not shown are not certified.

Datum NAVD 88
S.C.T.M. 0300-070-04-20

chk'd daw - 5/16/24

Surveyed: May 1, 2024

GEORGE WALBRIDGE SURVEYORS, P.C.
 Land Surveyors & Land Planners
 300 Pantigo Place - Suite 116
 East Hampton, Long Island, N.Y. 11937
 Phone: (631) 324-0412 Fax: (631) 324-9849
 E-mail: info@walbridgesurveyors.com