

1151-46
1142-128
1237-86

MAP OF PROPERTY

LOTS 55 & 56

MAP ONE OF THE HITHER HILLS SECTION MONTAUK BEACH

Filed: July 2, 1940 - Map No. 1312

SITUATE
MONTAUK

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

Scale: 1"=20'

Area: 5,000 S.F. or 0.115 Acres

Certified To:
James Dale

COVERAGE:
ALLOWED = 1,000 S.F.
EXISTING = 0

TOT. COVERAGE:
ALLOWED = 2,500 S.F.
EXISTING = 15 S.F.

CLEARING:
ALLOWED = 5,000 S.F.
EXISTING = 2,653 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.

KEY

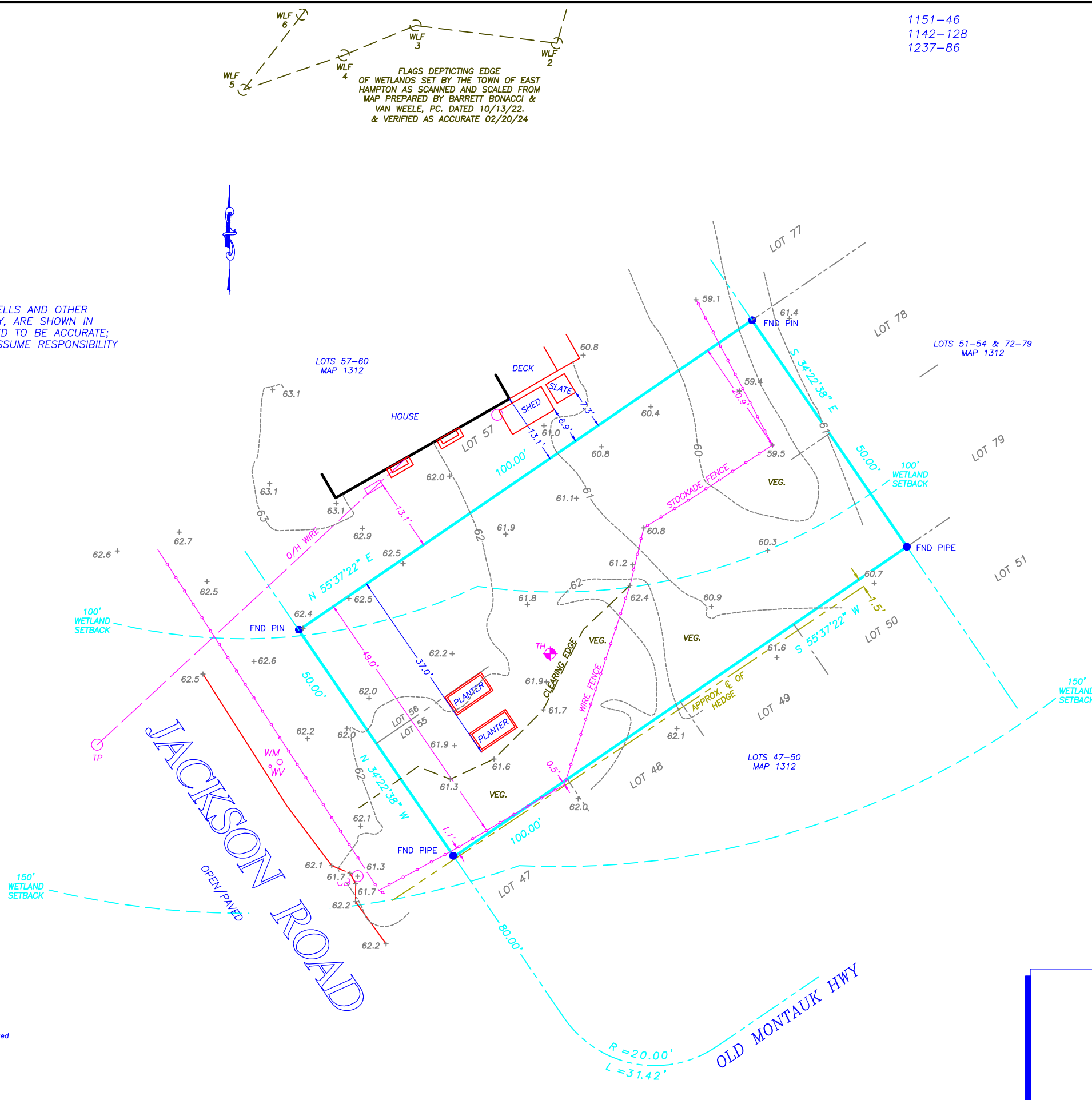
- SIGN
- BR BRICK
- CB CATCH BASIN
- CC CONC. COVER
- CM CONC. MONUMENT
- DW DRY WELL
- EB ELECTRIC BOX
- EM ELECTRIC METER
- EOP EDGE OF PAVEMENT
- EOC EDGE OF CLEARING
- EV ELECTRIC VAULT
- GM GAS METER
- GV GAS VALVE
- HYD HYDRANT
- IR IRRIGATION BOX
- LB LIGHT BOX
- LP LEACHING POOL
- LTP LIGHT POST
- 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. 0300-070-04-19

chk'd daw - 5/16/2024



Surveyed: May 1, 2024

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