

SURVEY OF PROPERTY

LOT 6. BLOCK 194

Map Of Subdivision #7

PROPERTY OF MONTAUK BEACH DEVELOPMENT CORP.

CENTRAL PORTION OF WEST LAKE RESIDENTIAL SECTION

Filed January 25, 1927 as map no. 1017

Situate

MONTAUK

Town Of East Hampton

Suffolk County, New York

SCALE: 1" = 30'

AREA: 14.684 sq.ft.
or 0.3371 acres

ZONING DISTRICT: "B" Zone (Water Recharge Overlay District)

Certified only to:

James Besselman

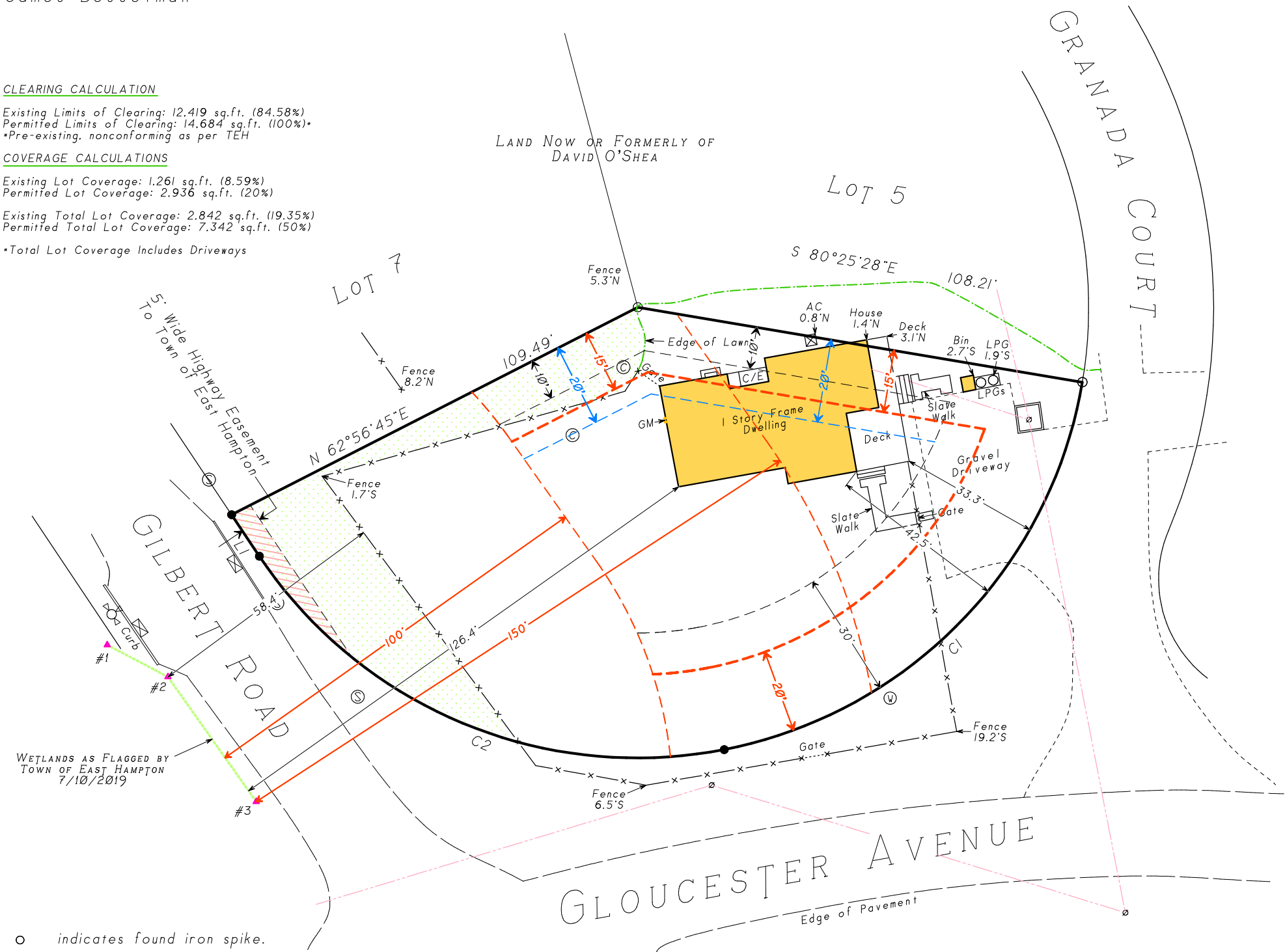
CLEARING CALCULATION

Existing Limits of Clearing: 12,419 sq.ft. (84.58%)
Permitted Limits of Clearing: 14,684 sq.ft. (100%)*
*Pre-existing, nonconforming as per TEH

COVERAGE CALCULATIONS

Existing Lot Coverage: 1,261 sq.ft. (8.59%)
Permitted Lot Coverage: 2,936 sq.ft. (20%)
Existing Total Lot Coverage: 2,842 sq.ft. (19.35%)
Permitted Total Lot Coverage: 7,342 sq.ft. (50%)

*Total Lot Coverage Includes Driveways

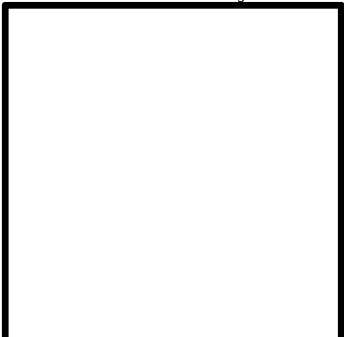


- indicates found iron spike.
- ⊙ indicates found iron pin.
- indicates set 12" iron pin.
- Ⓜ indicates water meter.
- Ⓢ indicates steel cover.
- Ⓢ indicates concrete cover.
- ⊘ indicates utility pole.
- ⚡ indicates fire hydrant.
- - - indicates Principal Building Envelope.
- - - indicates Accessory Building Envelope.
- - - indicates Swimming Pool Envelope.

NOTES:

- Unauthorized alteration or addition to a survey map bearing a licensed land surveyors seal is a violation of section 7209, sub-division 2 of the N.Y. State Education Law.
- Only copies from the original of this survey marked with an original of the land surveyor's embossed seal or inked seal shall be considered to be valid copies.
- Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the N.Y. State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the Title company, governmental agency and Lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.
- Underground improvements or encroachments, if any, are not shown hereon.
- The existence of right of ways, wetlands and/or easements of record, if any, not shown are not guaranteed.

Not a valid copy unless marked with original land surveyor's embossed seal & signature



November 5, 2025: Recertify, building envelopes
May 13, 2025: Update
January 25, 2025: Plot LPG tank
January 17, 2025: Plot proposed LP tank
December 10, 2024: Update
November 4, 2024: Update
May 9, 2024: Stake pool envelope
December 20, 2022: Update
October 26, 2022: Recertify (map not updated)
September 20, 2019: Locate wetlands
September 7, 2016: Update
December 21, 2005: Recertify



Surveyed: April 20, 2004
David L. Saskas
N.Y.S. Lic. No. 049960

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