

MAP OF LOT 77

HITHER HILLS

Filed December 12, 1905 as Map no. 496

SITUATE

MONTAUK, TOWN OF EAST HAMPTON

SUFFOLK COUNTY, N.Y.

SCALE: 1"=40'

TAX MAP REF: 0300-48-08-16.1

LOT AREA: 60,045.40 SQ. FT.

OR 1.3785 ACRES

(WO/WTLD.): 58,305.4 SQ. FT.

OR 1.3385 ACRES

FLOOD ZONE: X

⊙ INDICATES: THE NYS REGULATED
FRESHWATER WETLAND BOUNDARY
IS EQUAL TO EAST HAMPTON TOWN'S
LINE AS SHOWN ON THE SURVEY PREPARED
BY WILLIAM WALSH LAST REVISED
1/6/06 AND AS DELINEATED (2 FLAGS)
BY R. MARSH AND D. LEWIS ON 7/25/06

CERTIFIED TO:
DR. CHARLES MELONE JR.

LOT COVERAGE

PERMITTED: 8,746 SQ. FT. = 15 %

EXISTING: 1,651 SQ. FT. = 2.8 %

PROPOSED: / SQ. FT. = %

TOTAL LOT COVERAGE

PERMITTED: 29,222 SQ. FT. = 40 %

EXISTING: 7,516 SQ. FT. = 12.8 %

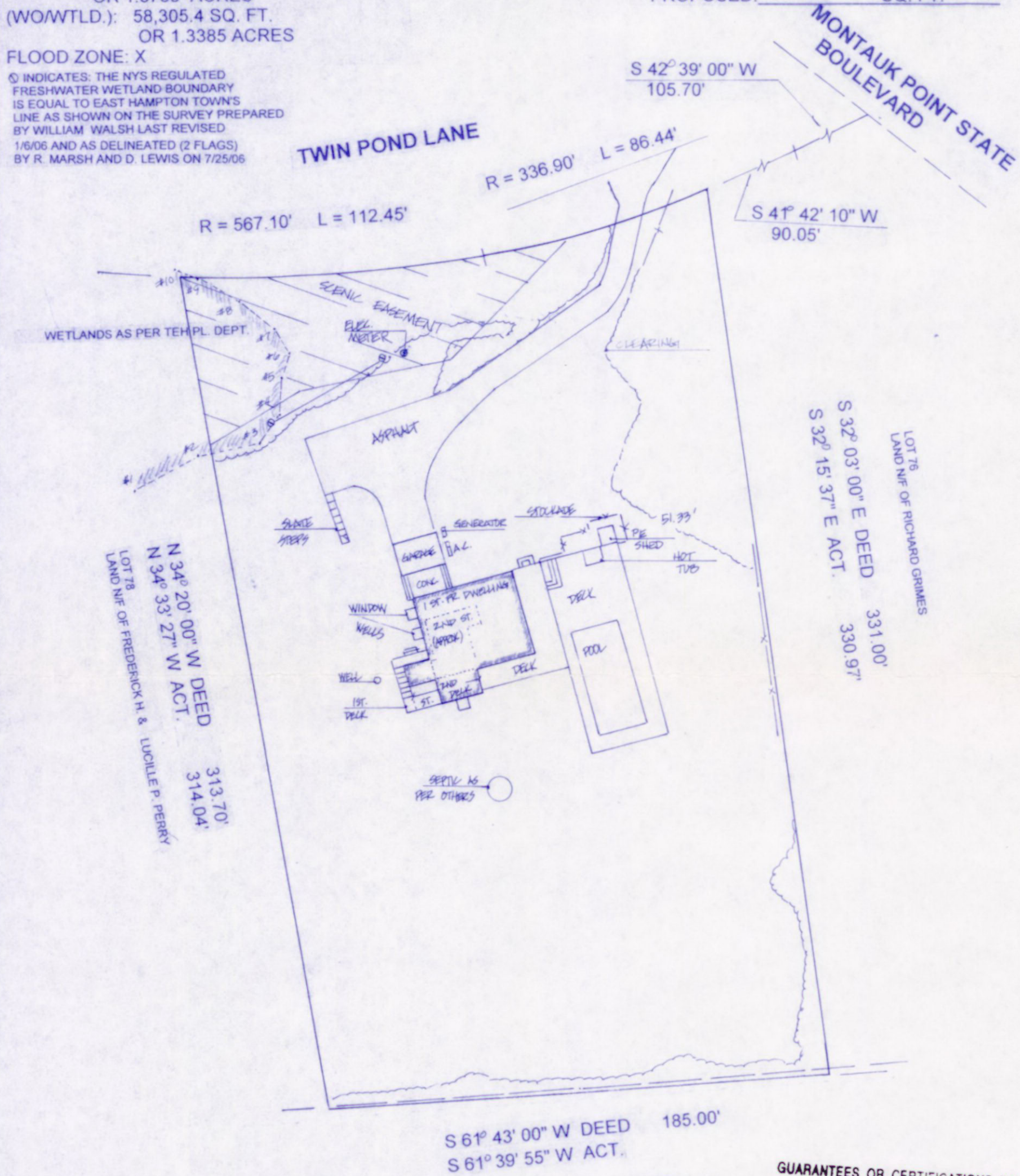
PROPOSED: / SQ. FT. = %

CLEARING

PERMITTED: 24,576 SQ. FT.

EXISTING: 47,192 SQ. FT.

PROPOSED: / SQ. FT.



LOT 78
LAND NIF OF RICHARD GRIMES
S 32° 03' 00" E DEED 331.00'
S 32° 15' 37" E ACT. 330.97'

S 61° 43' 00" W DEED 185.00'
S 61° 39' 55" W ACT.

RIGHT OF WAY (16' WIDE)
MAP OF W.D. PARSONS E.T. AL.
FILED APRIL 7, 1930 AS MAP NO. 526

GUARANTEES OR CERTIFICATIONS INDICATED ON
HALL RUN ONLY TO THE PERSON OR WHO THE SURVEY
IS PREPARED, & ON HIS BEHALF TO THE TITLE
COMPANY GOVERNMENTAL AGENCY & LENDING
INSTITUTIONS LISTED HEREON, & TO THE ASSIGNEES
OF THE LENDING INSTITUTION, GUARANTEES OR
CERTIFICATIONS ARE NOT TRANSFERABLE TO
ADDITIONS OR SUBSEQUENT OWNERS

SURVEYED OCTOBER 27, 2007
WILLIAM J. WALSH,
LAND SURVEYOR
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