

SURVEY OF PROPERTY

LOTS 31-36 INCL. IN BLOCK 43
AND P/O LOTS 13-18 INCL. IN BLOCK 46
AND P/O PRESIDIO PLACE AS ABANDONED

MAP OF THE ESTATES OF MONTAUK

FILED: JANUARY 29, 1913 - MAP #: 48

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

SURVEYED: NOVEMBER 3, 2021
REVISED: MAY 22, 2022 (ABANDONMENT)
UPDATED: MAR, 16, 2026

NOTES:

1. PROPERTY KNOWN AS TAX MAP# 0300-98-03-008.6
2. LOT AREA = 19400 SQ.FT. (0.432 ACRE(S))
3. THIS SURVEY WAS PREPARED USING A TRIMBLE S3 ROBOTIC TOTAL STATION.
4. PROPERTY CORNER MONUMENTS WERE NOT SET AS PART OF THIS SURVEY.

STANDARD NOTES:

1. COPYRIGHT 2026 MICHAEL K. WICKS LAND SURVEYING
2. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW.
3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
4. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
5. THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.
6. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY.
7. THE OFFSET (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS PLANTING AREAS, ADDITIONS TO BUILDINGS, AND ANY OTHER TYPE OF CONSTRUCTION.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID COPY.

BUILDING COVERAGE INFO:
LOT AREA = 19400 SQ.FT. (0.432 ACRE(S))

HOUSE: 1,382 SQ.FT.
SHED: 96 S.F.
TOTAL: 1478 S.F. / 7.6%

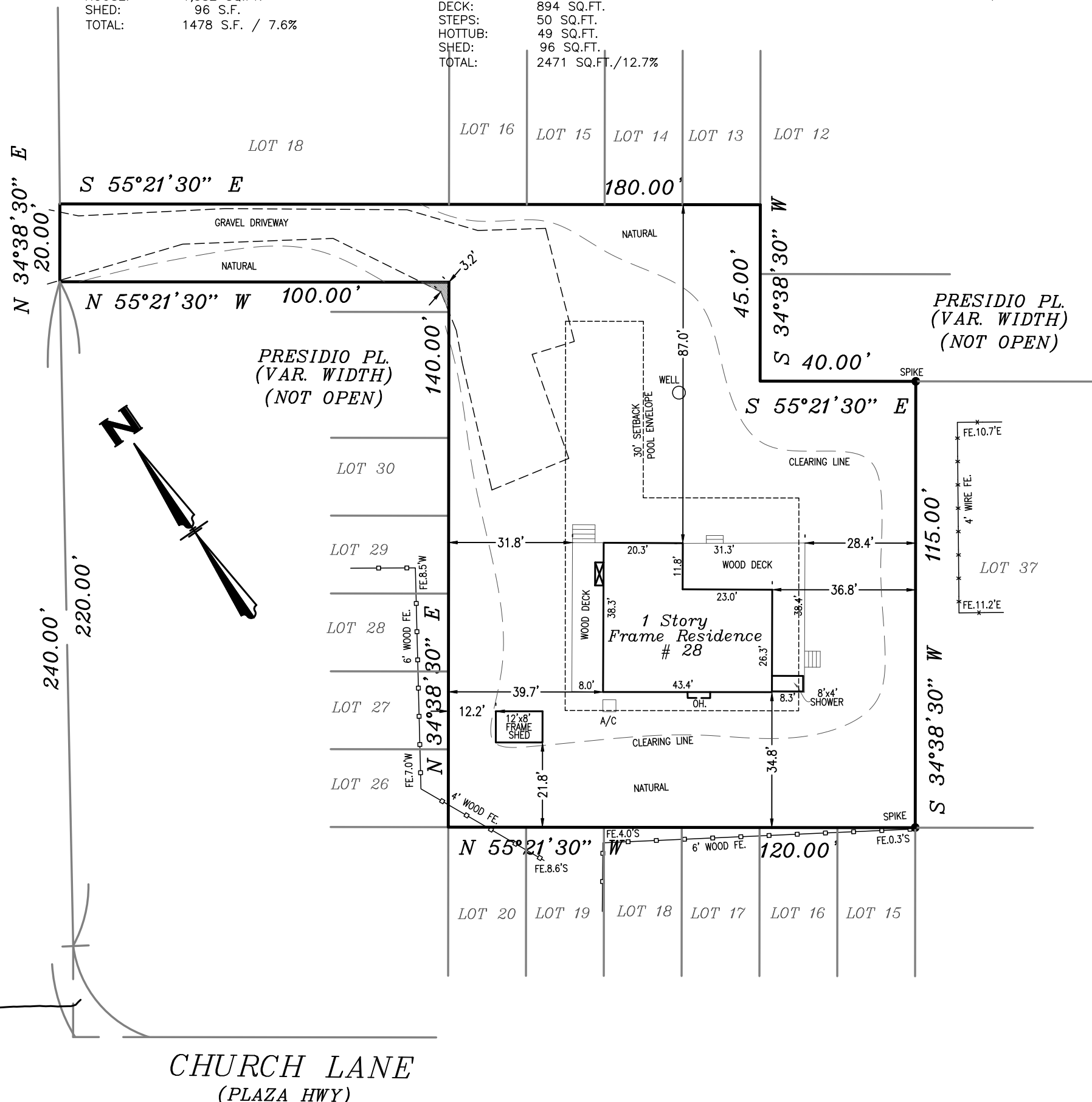
TOTAL LOT COVERAGE INFO:
LOT AREA = 19,400 SQ.FT. (0.432 ACRE(S))

HOUSE: 1,382 SQ.FT.
DECK: 894 SQ.FT.
STEPS: 50 SQ.FT.
HOTTUB: 49 SQ.FT.
SHED: 96 SQ.FT.
TOTAL: 2471 SQ.FT./12.7%

CLEARING INFO:
LOT AREA = 19,400 SQ.FT. (0.432 ACRE(S))

EXIST. CLEARING: 11,964 SQ.FT./61.7%

SEA BRIGHT AVENUE (VAR. WIDTH)



CHURCH LANE
(PLAZA HWY)

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RECORDS OF RICHARD C. DRAKE

SCALE: 1"=30'	SURVEYED BY: M.W.	DRAWN BY: J.W.W.	SHEET: 1 OF 1
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