

SURVEY OF PROPERTY

SCTM No. 300-068-004-002

609p146

LOTS 1583-1587 incl.

Map Of

MONTAUK BEACH

Hither Hills Section 3

Filed August 22, 1940 as map no. 1318

Situate

MONTAUK

Town Of East Hampton

Suffolk County, New York

SCALE: 1" = 30'

AREA: 12.500 sq. ft.
or 0.2870 acres

Certified only to:

David Schwed

CLEARING CALCULATION

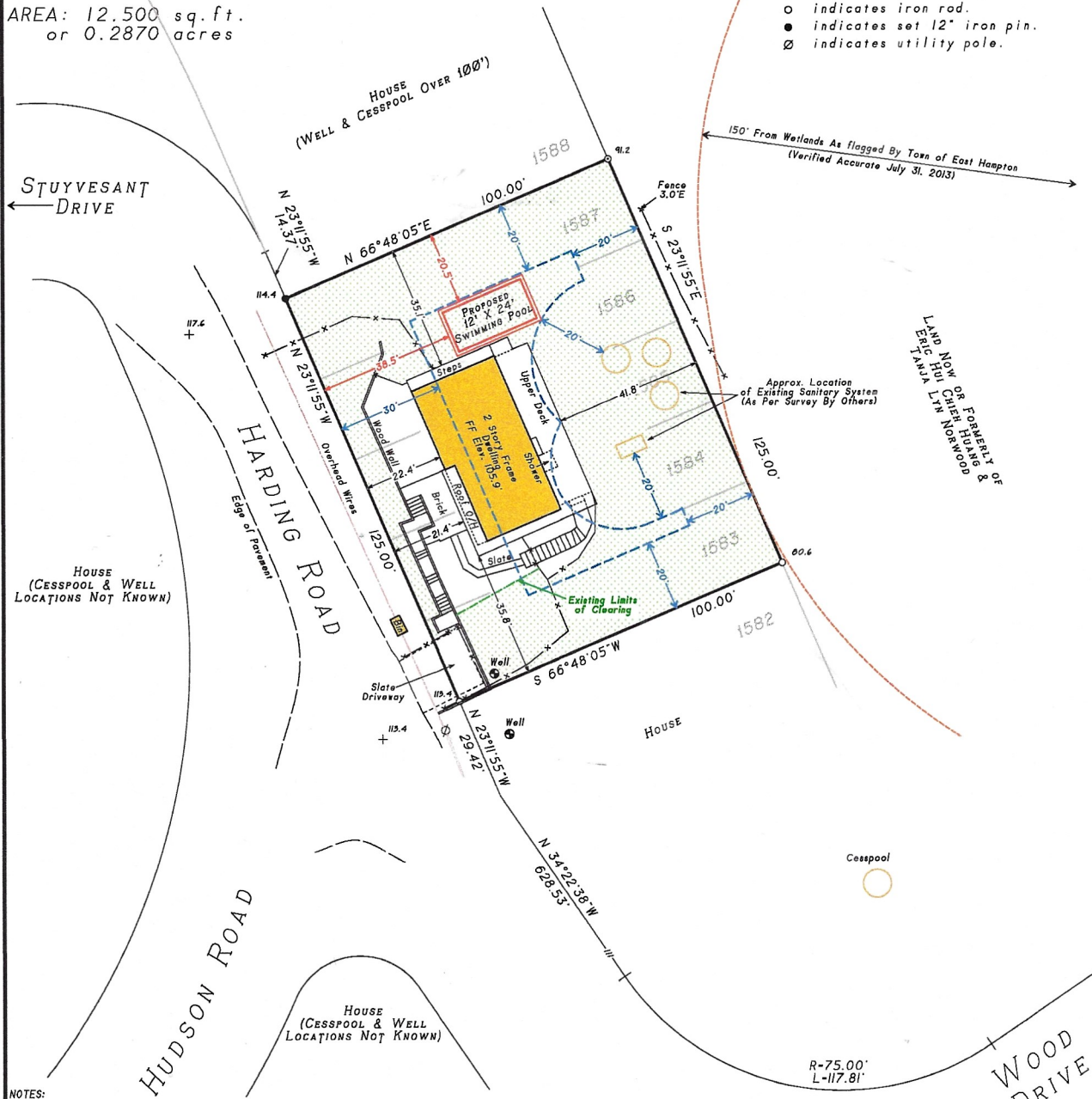
Existing Limits of Clearing: 3,592 sq.ft.
Permitted Limits of Clearing: 10,999 sq.ft.

COVERAGE CALCULATIONS

Existing Building Coverage: 1,832 sq.ft. (14.66%)
Permitted Building Coverage: 2,500 sq.ft. (20%)
Existing Total Lot Coverage: 2,665 sq.ft. (21.32%)
Permitted Total Lot Coverage: 6,250 sq.ft. (50%)
*Total Lot Coverage Includes Driveways



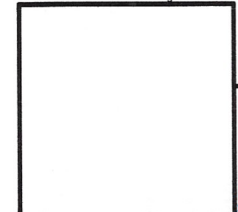
- ⊙ indicates set iron spike.
- indicates iron rod.
- indicates set 12" iron pin.
- ∅ indicates utility pole.



NOTES:

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2 of the N.Y. State Education Law.
2. 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.
3. 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.
4. Underground improvements or encroachments, if any, are not shown hereon.
5. The existence of right of ways, wetlands and/or easements of record, if any, not shown are not guaranteed.
6. All natural features shown on survey, including but not limited to Bluff Crest, Clearing, and Wetlands should be verified with the appropriate regulatory agency.
7. Elevations shown are based on USC & GS datum. (NAVD 1988)

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



Surveyed: July 3, 2019
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