

**MAP OF LOT 99
HITHER WOODS**

FILE MARCH 12, 1962 AS MAP NO. 3520

SITUATE

**MONTAUK, TOWN OF EAST HAMPTON
SUFFOLK COUNTY, N.Y.**

TAX MAP REF.: 0300-67-03-09

SCALE: 1"=40'

LOT AREA: 44,269.54 SQ FT
OR 1.016 ACRES

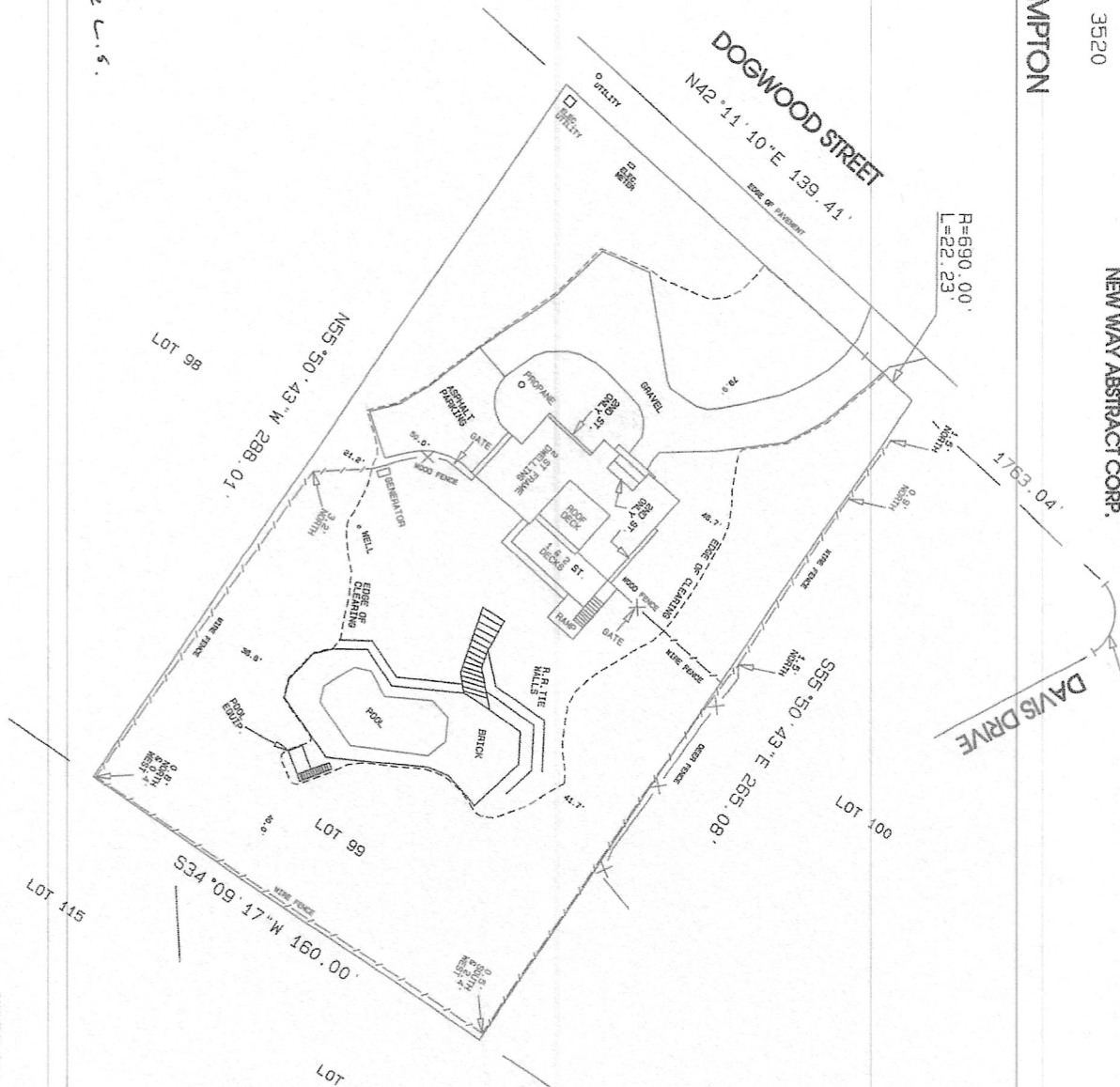
CERTIFIED TO:
**JOSEPH TROTTI
FIRST AMERICAN TITLE INSURANCE COMPANY
NEW WAY ABSTRACT CORP.**

R=25.00'
L=50.42'

LOT AREA	44,269.54 SQ FT
LOT COVERAGE	PERMITTED: 6,640.4 SQ FT 15%
EXISTING:	1,972 SQ FT
PROPOSED:	N/A
TOTAL LOT COVERAGE	PERMITTED: 14,707.8 SQ FT 40%
EXISTING:	9,442 SQ FT
PROPOSED:	N/A
CLEARING	PERMITTED: 21,067 SQ FT OR N.R.S.P.
EXISTING:	20,529 SQ FT
PROPOSED:	N/A

J.P. Walsh

SURVEYED APRIL 29, 2019
JAMES P. WALSH LAND SURVEYOR P.C.
MONTAUK, N.Y.



EXISTING BUILDING OR LAND IMPROVEMENTS
UNLESS SHOWN OTHERWISE ARE NOT
VISIBLE AT THE TIME OF SURVEY HAVE NOT
BEEN QUANTIFIED

This drawing is intended for information only and does not constitute a contract. It is subject to the terms and conditions of the survey and the applicable laws and regulations. The surveyor is not responsible for the accuracy of the information provided by the client or for the use of the drawing for any purpose other than that intended.

