

MAP OF PROPERTY  
SITUATE  
MONTAUK, TOWN OF EAST HAMPTON  
SUFFOLK COUNTY, N.Y.

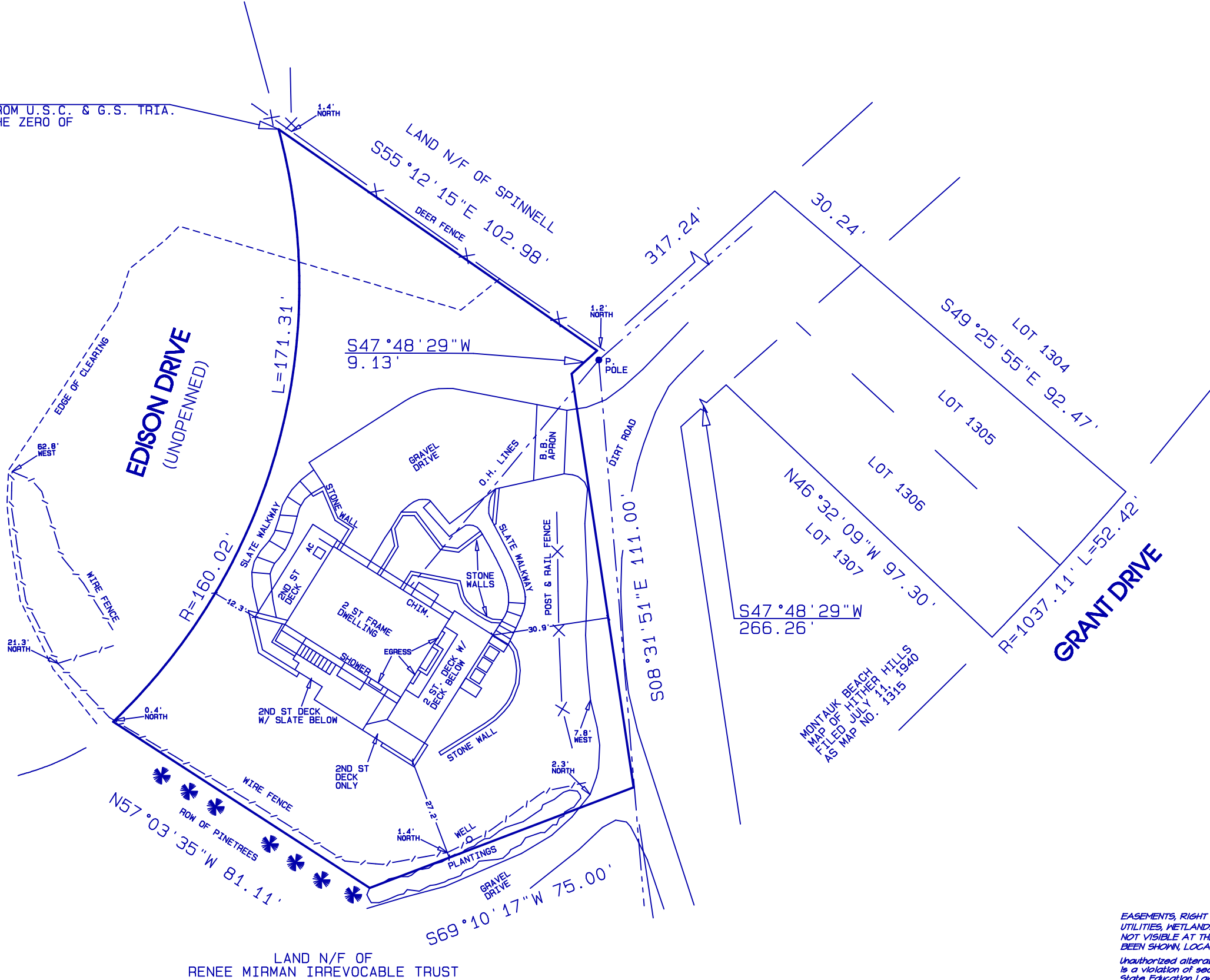
SCALE: 1" =30'  
TAX MAP REF: 0300-67-01-02  
LOT AREA: 15, 420.41 SQ FT  
OR 0.354 ACRE

LOT AREA 15, 420.41 SQ FT
LOT COVERAGE PERMITTED: 3, 084 SQ FT 20%
EXISTING: 1, 021 SQ FT
PROPOSED: N/A
TOTAL LOT COVERAGE PERMITTED: 7, 710 SQ FT 50%
EXISTING: 4, 868 SQ FT
PROPOSED: N/A
CLEARING PERMITTED PERMITTED: 11, 565 SQ FT 75% OR N.R.S.P.
EXISTING: 14, 325 SQ FT
PROPOSED: N/A

SURVEYED OCTOBER 17, 2024  
JAMES WALSH LAND SURVEYOR P.C.  
MONTAUK, N.Y.

CERTIFIED TO:  
CHRISTINE IU

S 11688.66'  
W7494.86" FROM U.S.C. & G.S. TRIA.  
STA. LOD. THE ZERO OF  
COORDINATES



EASEMENTS, RIGHT OF WAYS, UNDERGROUND  
UTILITIES, WETLANDS, AND OR SANITARY FACILITIES  
NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT  
BEEN SHOWN, LOCATED AND/OR GUARANTEED

Unauthorized alteration or addition to this survey  
is a violation of section 7204 of the New York  
State Education Law. Copies of this survey map  
not bearing the land surveyor's inked seal or  
embossed seal shall not be considered to be a  
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hereon shall run only to the person for whom the  
survey is prepared and on his behalf to the title  
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