S.C.H.D. REF. # R-22-0110

653-106
1211-102,104
1216-92
1222-108
1222-140

1227-12
1259-66

DC6405
Montauk (DS010-GPS.txt)

MAP OF PROPERTY

LOTS 934-940 INCL.

MONTAUK BEACH - HITHER HILLS SECTION 2

Filed: July 11, 1940 - Map No. 1315

SITUATE

MONTAUK

Town Of East Hampton, Suffolk Co., N.Y.

Scale: 1"=30'

Area: 19,054 S.F. or 0.437 Acres

Certified To:
Hither Hills Development LLC
Hither Hills Investor Group LLC

COVERAGE:
ALLOWED = 3,811 S.F.
EXISTING = 2,449 S.F.

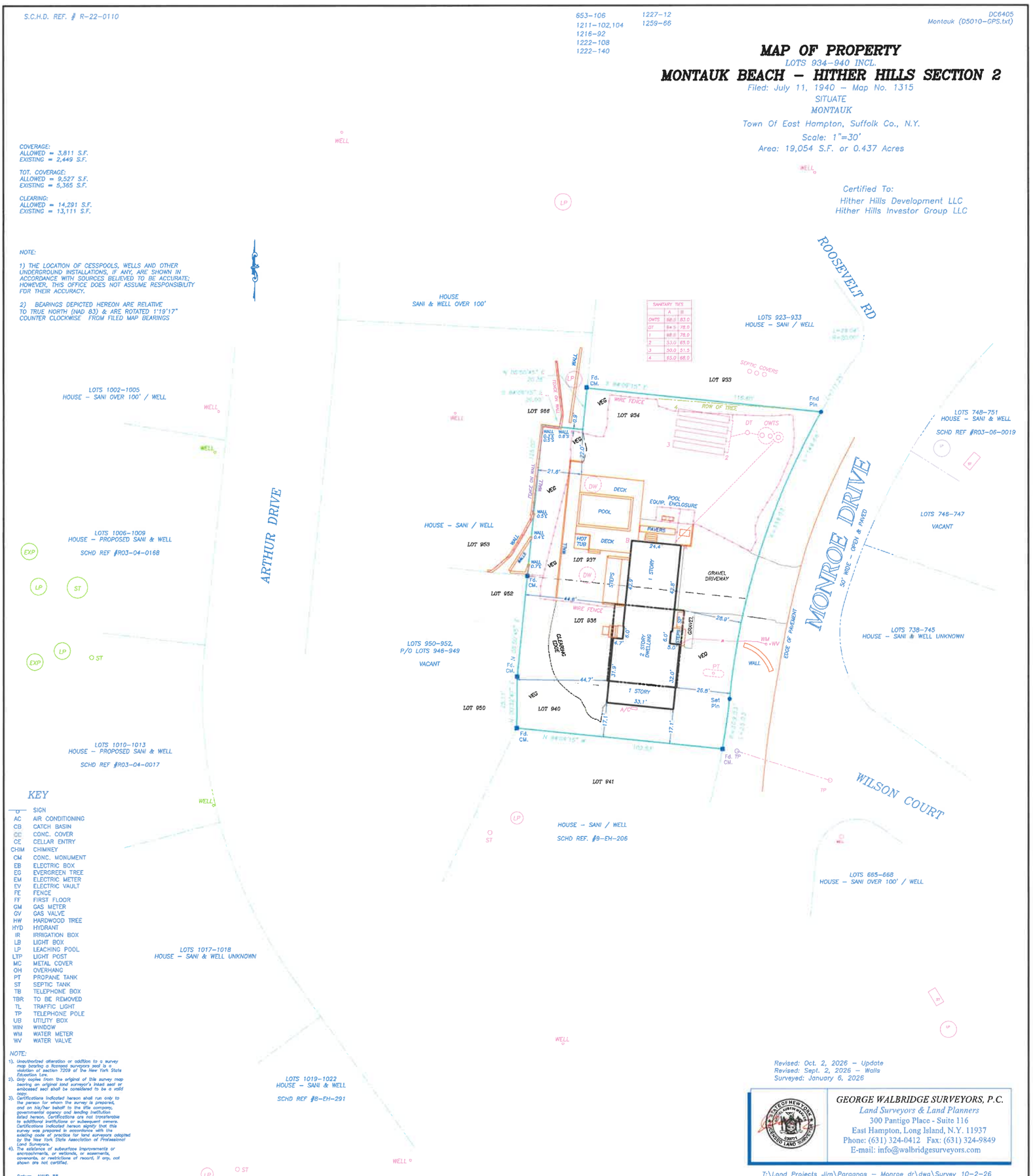
TOT. COVERAGE:
ALLOWED = 9,527 S.F.
EXISTING = 5,365 S.F.

CLEARING:
ALLOWED = 14,291 S.F.
EXISTING = 13,111 S.F.

NOTE:

1) THE LOCATION OF CESSPOOLS, WELLS AND OTHER UNDERGROUND INSTALLATIONS, IF ANY, ARE SHOWN IN ACCORDANCE WITH SOURCES BELIEVED TO BE ACCURATE; HOWEVER, THIS OFFICE DOES NOT ASSUME RESPONSIBILITY FOR THEIR ACCURACY.

2) BEARINGS DEPICTED HEREON ARE RELATIVE TO TRUE NORTH (NAD 83) & ARE ROTATED 1°19'17" COUNTER CLOCKWISE FROM FILED MAP BEARINGS



KEY

—o—	SIGN
AC	AIR CONDITIONING
CB	CATCH BASIN
CC	CONC. COVER
CE	CELLAR ENTRY
CHIM	CHIMNEY
CM	CONC. MONUMENT
EB	ELECTRIC BOX
EG	EVERGREEN TREE
EM	ELECTRIC METER
EV	ELECTRIC VAULT
FE	FENCE
FF	FIRST FLOOR
GM	GAS METER
GV	GAS VALVE
HW	HARDWOOD TREE
HYD	HYDRANT
IR	IRRIGATION BOX
LB	LIGHT BOX
LP	LEACHING POOL
LTP	LIGHT POST
MC	METAL COVER
OH	OVERHANG
PT	PROPANE TANK
ST	SEPTIC TANK
TB	TELEPHONE BOX
TBR	TO BE REMOVED
TL	TRAFFIC LIGHT
TP	TELEPHONE POLE
UB	UTILITY BOX
WIN	WINDOW
WM	WATER METER
WV	WATER VALVE

NOTE:

1). Unauthorized alteration or addition to a survey map bearing a licensed surveyors seal is a violation of section 7209 of the New York State Education Law.

2). Only copies from the original of this survey map bearing an original and surveyor's inked seal or embossed seal shall be considered to be a valid copy.

3). Certifications indicated hereon shall run only to the person for whom the survey is prepared, and on his/her behalf to the title company, governmental agency and lending institution listed hereon. Certifications are not transferable to additional institutions or subsequent owners. Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for land surveyors adopted by the New York State Association of Professional Land Surveyors.

4). The existence of subsurface improvements or encroachments, or wetlands, or easements, covenants, or restrictions of record, if any, not shown are not certified.

Datum NAD 83
S.C.T.M. 0300-088-05-32.33

chk'd dw - 10/5/26

Revised: Oct. 2, 2026 - Update
Revised: Sept. 2, 2026 - Walls
Surveyed: January 6, 2026

GEORGE WALBRIDGE SURVEYORS, P.C.
Land Surveyors & Land Planners
300 Pantigo Place - Suite 116
East Hampton, Long Island, N.Y. 11937
Phone: (631) 324-0412 Fax: (631) 324-9849
E-mail: info@walbridgesurveyors.com

T:\Land Projects_Jim\Parganos - Monroe dr\dwg\Survey_10-2-26