

MAP OF LOT 2 & UNDERWATER LAND
INDIAN RILLS

FILED AUGUST 29, 1977 AS MAP NO. 6595

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

SCALE: 1" = 50'

TAX MAP REF: 0300-07-03-02 & 07-02-9.13

TOTAL LOT AREA: 85,305.80 SQ FT
OR 1.95 ACRES

LOT AREA (UPLAND): 46,492.55 SQ FT
OR 1.06 ACRES

LOT AREA (UNDERWATER): 38,813.25 SQ FT
OR 0.89 ACRES

UPLAND AREA W/O WETLANDS: 41,634.27 SQ FT
OR 0.95 ACRES

HARBOR PROTECTION OVERLAY DISTRICT
A ZONE RESIDENTIAL

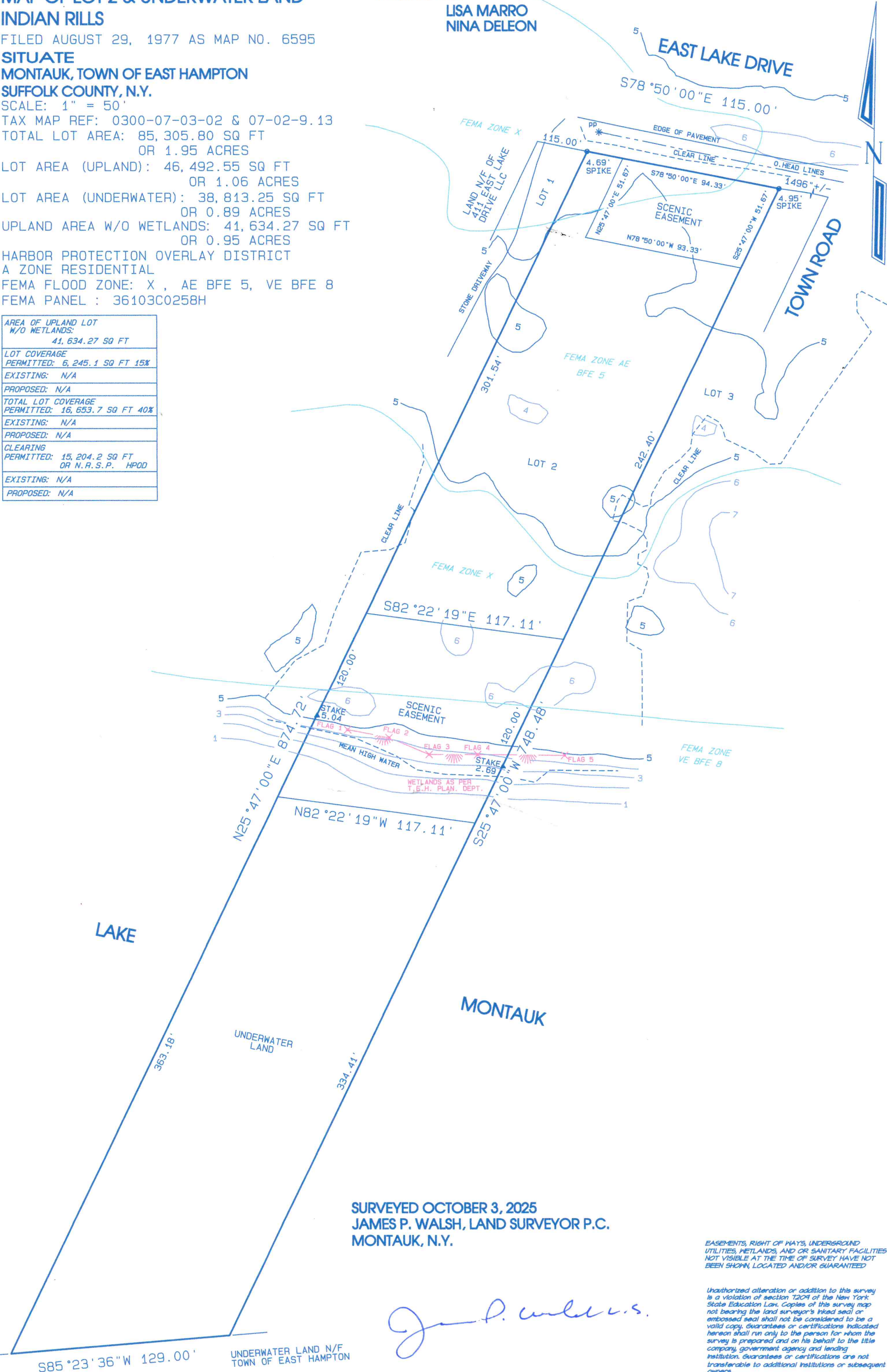
FEMA FLOOD ZONE: X, AE BFE 5, VE BFE 8

FEMA PANEL: 36103C0258H

CERTIFIED TO:

LISA MARRO
NINA DELEON

AREA OF UPLAND LOT W/O WETLANDS:
41,634.27 SQ FT
LOT COVERAGE PERMITTED: 6,245.1 SQ FT 15%
EXISTING: N/A
PROPOSED: N/A
TOTAL LOT COVERAGE PERMITTED: 16,653.7 SQ FT 40%
EXISTING: N/A
PROPOSED: N/A
CLEARING PERMITTED: 15,204.2 SQ FT OR N.R.S.P. HPD
EXISTING: N/A
PROPOSED: N/A



SURVEYED OCTOBER 3, 2025
JAMES P. WALSH, LAND SURVEYOR P.C.
MONTAUK, N.Y.

James P. Walsh

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 1204 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
valid copy. Guarantees or certifications indicated
hereon shall run only to the person for whom the
survey is prepared and on his behalf to the title
company, government agency and lending
institution. Guarantees or certifications are not
transferable to additional institutions or subsequent
owners.