

**MAP OF LOTS 5 & 6
BLOCK 1029**

SUBDIVISION NO. 5
MONTAUK BEACH DEVELOPMENT CORP.
SHEPHERD NECK SECTION
FILED MAY 6, 1927 AS MAP NO. 1015

SITUATE

MONTAUK, TOWN OF EAST HAMPTON
SUFFOLK COUNTY, NY

SCALE: 1"=40'

TAX MAP REF: 0300-48-05-18

LOT AREA: 41,596.71 SQ FT
OR 0.95 ACRE

LOT AREA	41,596.71 SQ FT
LOT COVERAGE	
PERMITTED:	6,239 SQ FT 15%
EXISTING:	1,917 SQ FT
PROPOSED:	N/A
TOTAL LOT COVERAGE	
PERMITTED:	16,639 SQ FT 40%
EXISTING:	4,605 SQ FT
PROPOSED:	N/A

CERTIFIED TO:

SOUTH DELREY DRIVE

R= 653.31' L= 195.90' MAP
L= 196.27' ACTUAL

S74°52'30"E
5.80'

L=102.80'

R=51.50'
L=97.10'

SOUTH DAVIS AVENUE

N00°44'00"E 201.80' MAP
202.87' ACTUAL

S03°50'00"E 209.80' MAP
210.41' ACTUAL

S89°15'00"W 100.00' MAP
S89°14'58"W 100.00' ACT.

N00°44'00"E 10.00' MAP
N00°44'41"E 10.00' ACT.

S84°52'00"W 112.60' MAP
S84°52'02"W 112.60' ACT.

LOT 15

LOT 16

LOT 2

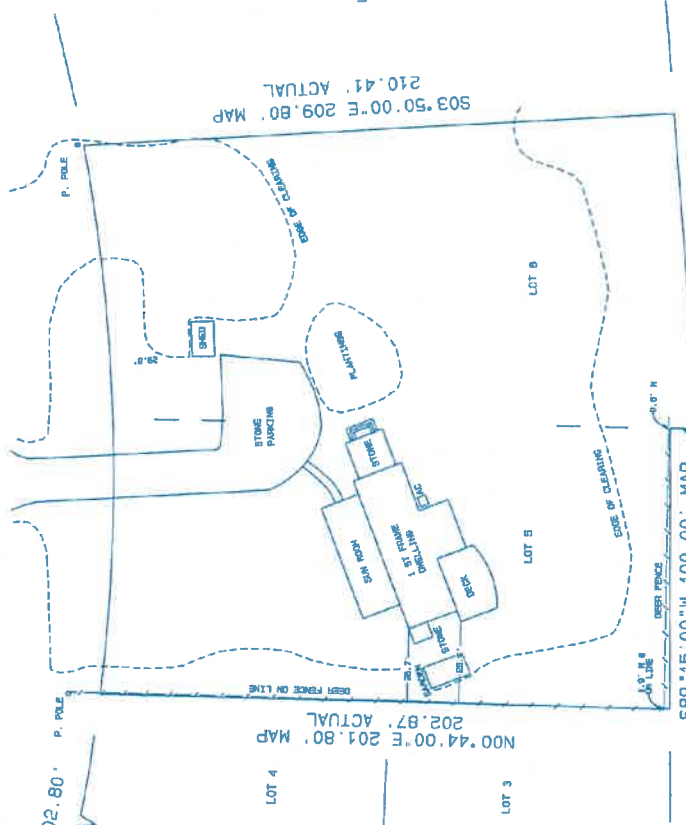
LOT 7

LOT 9

LOT 5

LOT 3

LOT 4



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survey without the written consent of the New York
State Education Law Commission or the Surveyor
not bearing the Land Surveyor's seal and a
statement of the Surveyor shall be considered to be a
false copy. Guarantees or certifications indicated
hereon shall run only to the person for whom the
survey is prepared and on the behalf to the title
company, government agency and lending
institution. Guarantees or certifications are not
transferable to collateral institutions or subsequent
owners.

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

SURVEYED OCTOBER 12, 2016
JAMES P. WALSH LAND SURVEYOR P.C.
MONTAUK, NY

James P. Walsh