

# SURVEY OF LOT 45 MAP OF HITHER WOODS SITUATE AT MONTAUK

TOWN OF EAST HAMPTON  
SUFFOLK COUNTY, NEW YORK  
S.C.T.M. DIST. 0300 SEC. 87 BLK. 02 LOT 27



SCALE: 1" = 50'

DATE: FEBRUARY 26, 2013

LOT AREA: 40,284 SQ.FT. = 0.925 ACRE  
ELEVATIONS HEREON REFER TO APPROX MSL DATUM AND  
ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS  
NO SURFACE WATER EVIDENT WITHIN 300'

ALLOWABLE BUILDING COVERAGE:  
15% OR 8,399 SQ.FT., WHICHEVER IS LESS  
6,043 SQ.FT. = 15%  
EXISTING BUILDING COVERAGE: 0 SQ.FT. = 0%

ALLOWABLE TOTAL LOT COVERAGE:  
40% OR 29,399 SQ.FT., WHICHEVER IS LESS  
16,114 SQ.FT. = 40%  
EXISTING TOTAL LOT COVERAGE: 0 SQ.FT. = 0%

ALLOWABLE CLEARING:  
10,000 SQ.FT. + 25% LOT AREA (10,071 SQ.FT.) = 20,071 SQ.FT. = 49.8%  
EXISTING CLEARING: 0 SQ.FT. = 0%

CERTIFIED TO: ELLIS FRENCH

JOB NO.: 2013-113  
MAP NO.: 3520  
FILED: MARCH 12, 1962  
REVISIONS:

UPDATE SURVEY, PLOT PRIN., ACC. & POOL SETBACKS  
COMPUTE ALLOW. BG, TLC & CLEARING 11/14/2020



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**TWIN FORKS  
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COPIES OF THIS SURVEY MAP, EITHER PAPER OR ELECTRONIC, NOT BEARING  
THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL SHALL NOT BE  
CONSIDERED TO BE A VALID COPY AND SHALL NOT BE USED FOR ANY PURPOSE.

## DIGITAL RELEASE

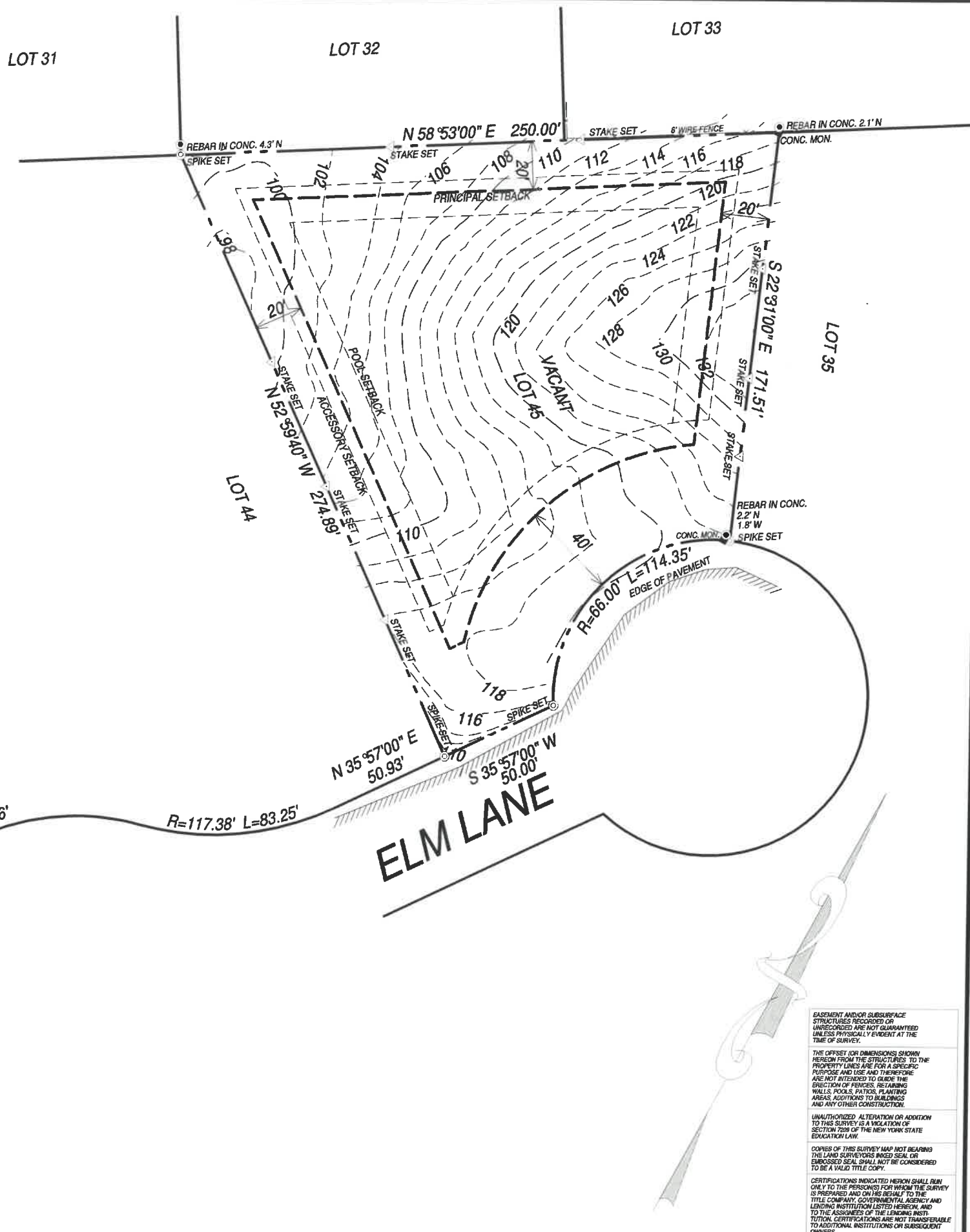
FIR LANE

N 09°16'20" W  
27.95'  
R=425.00'  
L=137.49'  
N 27°48'30" W  
28.31'  
R=125.00'  
L=172.09'  
N 51°04'10" E  
162.70'

R=100.00' L=149.86'

R=117.38' L=83.25'

ELM LANE



EASEMENT AND/OR SUBSURFACE  
STRUCTURES RECORDED OR  
UNRECORDED ARE NOT GUARANTEED  
UNLESS PHYSICALLY EVIDENT AT THE  
TIME OF SURVEY.  
THE OFFSET (OR DIMENSIONS) SHOWN  
HEREON FROM THE STRUCTURES TO THE  
PROPERTY LINES ARE FOR A SPECIFIC  
PURPOSE AND USE AND THEREFORE  
ARE NOT INTENDED TO GUIDE THE  
ERECTION OF FENCES, RETAINING  
WALLS, POOLS, PATIOS, PLANTING  
AREAS, ADDITIONS TO BUILDINGS  
AND ANY OTHER CONSTRUCTION.  
UNAUTHORIZED ALTERATION OR ADDITION  
TO THIS SURVEY IS A VIOLATION OF  
SECTION 2205 OF THE NEW YORK STATE  
EDUCATION LAW.  
COPIES OF THIS SURVEY MAP NOT BEARING  
THE LAND SURVEYORS INKED SEAL OR  
EMBOSSED SEAL SHALL NOT BE CONSIDERED  
TO BE A VALID TITLE COPY.  
CERTIFICATIONS INDICATED HEREON SHALL RUN  
ONLY TO THE PERSONS FOR WHOM THE SURVEY  
IS PREPARED AND ON BEHALF OF THE  
TITLE COMPANY, GOVERNMENTAL AGENCY AND  
LENDING INSTITUTION LISTED HEREON, AND  
TO THE ASSIGNEES OF THE LENDING INSTI-  
TUTION. CERTIFICATIONS ARE NOT TRANSFERABLE  
TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT  
OWNERS.