

**MAP OF LOT 3; BLOCK 1018
SUBDIVISION NO. 5**

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

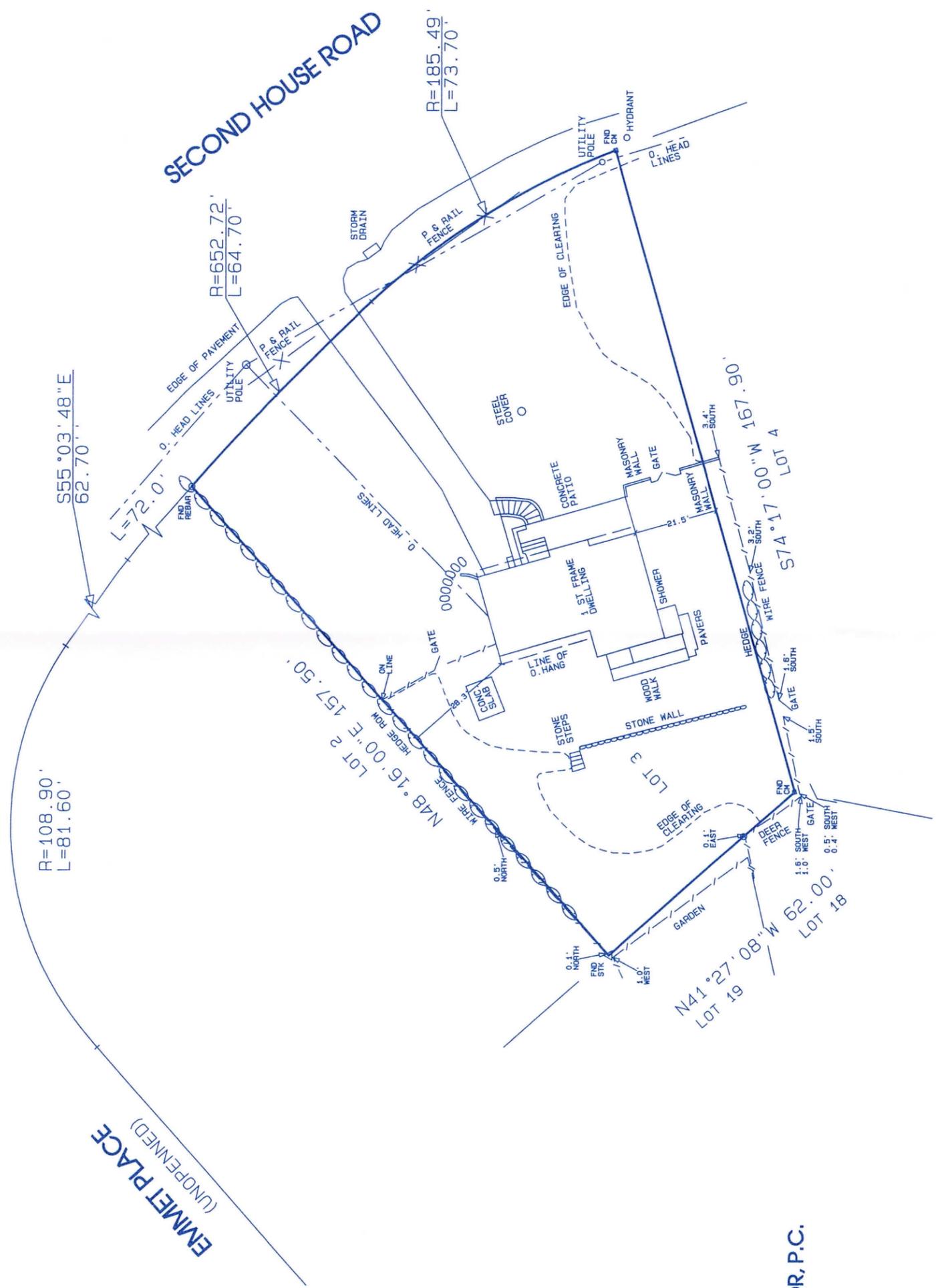
SITUATE

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

SCALE: 1" = 30'
TAX MAP REF: 0300-48-04-29
LOT AREA: 16,051.90 SQ FT
OR 0.37 ACRE

LOT AREA	16,051.90 SQ FT
LOT COVERAGE	
PERMITTED:	3,210 SQ FT 20%
EXISTING:	1,028 SQ FT
PROPOSED:	N/A
TOTAL LOT COVERAGE	
PERMITTED:	8,025 SQ FT 50%
EXISTING:	2,216 SQ FT
PROPOSED:	N/A
CLEARING PERMITTED:	
12,038 SQ FT 75% OR N.R.S.P.	
EXISTING:	13,408 SQ FT
PROPOSED:	N/A

CERTIFIED TO:
LORETTA SKAGERBERG MENZ



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

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