

MAP OF PROPERTY

SITUATE

MONTAUK

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

Scale: 1"=40'

Total Area: 82,115 S.F. or 1.885 Acres

Upland Area: 37,934 SF. or 0.871 Acres To Tie Line

Lot Area: 35,662 SF. or 0.819 To Top Of Bluff

Harbor Protection Overlay District

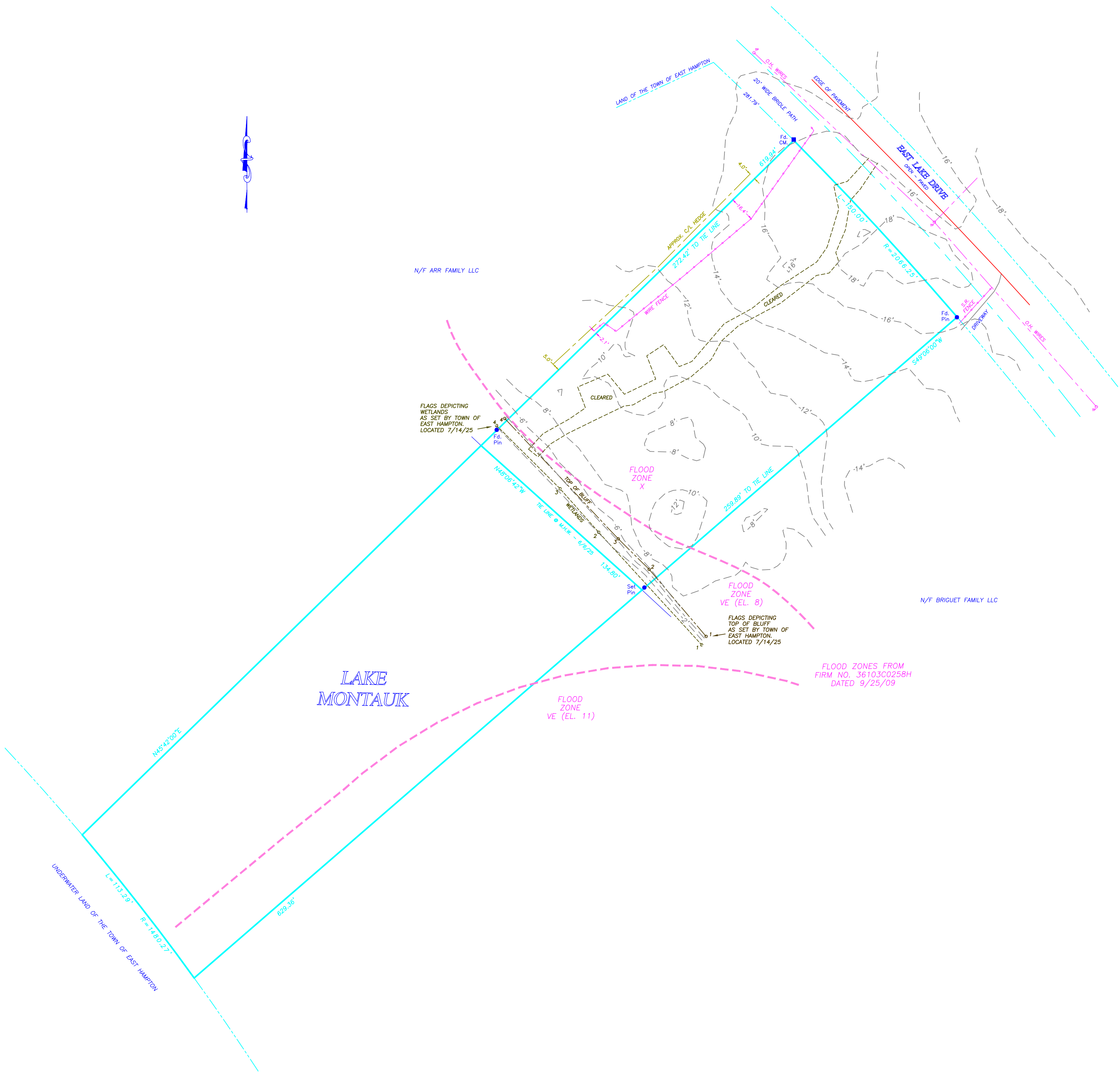
Certified To:

Anthony Holland

COVERAGE
ALLOWED - 5,999 SF.
EXISTING - 0 SF.

TOTAL COVERAGE
ALLOWED - 12,482 SF.
EXISTING - 0 SF.

CLEARING
ALLOWED - 12,482 SF.
EXISTING - 2,641 SF.



KEY

- SIGN
- BR BRICK
- CB CATCH BASIN
- CC CONC. COVER
- CM CONC. MONUMENT
- CO CLEANOUT
- DW DRY WELL
- EB ELECTRIC BOX
- EM ELECTRIC METER
- EOP EDGE OF PAVEMENT
- ECC EDGE OF CLEARING
- EV ELECTRIC VAULT
- GM GAS METER
- GV GAS VALVE
- HYD HYDRANT
- IR IRRIGATION BOX
- LB LIGHT BOX
- LG LEACHING GALLEY
- LP LEACHING POOL
- LTP LIGHT POST
- MC METAL COVER
- MHW MEAN HIGH WATER
- OH OVERHANG
- PL PROPERTY LINE
- PT PROPANE TANK
- S STEPS
- SP SLATE PAVERS
- ST SEPTIC TANK
- TB TELEPHONE BOX
- UB UTILITY BOX
- WM WATER METER
- WV WATER VALVE
- TBR TO BE REMOVED
- TL TRAFFIC LIGHT
- TP TELEPHONE POLE

NOTE:
1). Unauthorized alteration or addition to a survey map bearing a licensed surveyors seal is a violation of section 7203 of the New York State Education Law.
2). Only copies from the original of this survey map bearing an original land 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 NAVD 1988
S.C.T.M. 0300-007-02-4

Chk'd dw - 7/18/25

Revised: July 14, 2025 - Top & Bottom Of Bluff
Surveyed: June 6, 2025

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