

MAP OF LOT 16 BLOCK 12
SUBDIVISION NO. 1

FORT POND BUSINESS SECTION
MONTAUK BEACH DEVELOPMENT CORP.
FILED NOVEMBER 22, 1926 AS MAP NO. 174

SITUATE

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

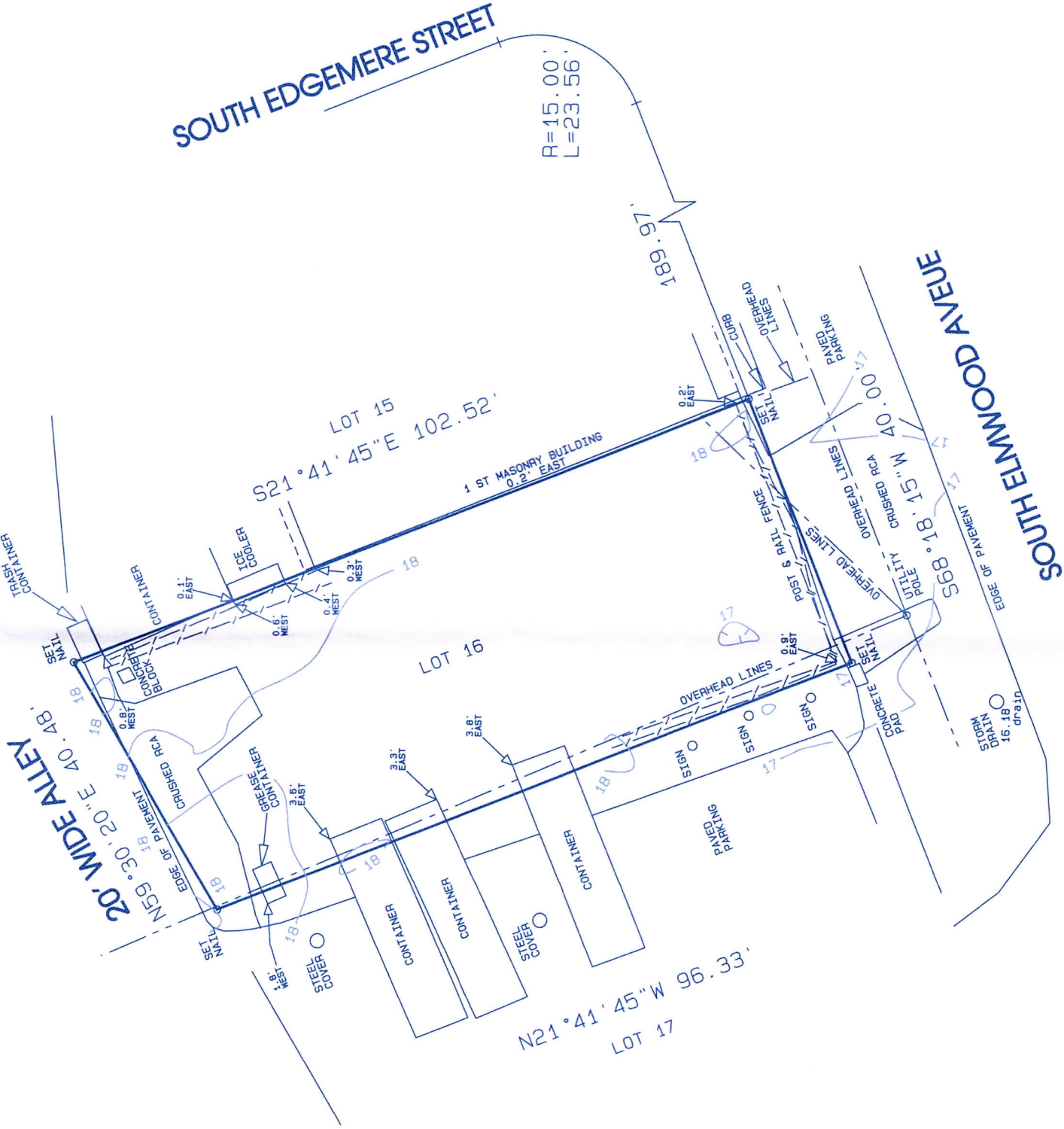
SCALE: 1" = 20'
TAX MAP REF: 0300-49-04-38
LOT AREA: 3,977.54 SQ. FT.
OR 0.091 ACRE
ZONE: CENTRAL BUSINESS
VERTICAL DATUM: NAVD 88

LOT AREA:	3,977.54 SQ FT
LOT COVERAGE:	
PERMITTED:	1,988 SQ FT 50%
EXISTING:	SQ FT
PROPOSED:	N/A
TOTAL LOT COVERAGE:	
PERMITTED:	4,971 SQ FT 80%
EXISTING:	475 SQ FT
PROPOSED:	N/A

SURVEYED AUGUST 22, 2024
JAMES P. WALSH LAND SURVEYOR, P.C.
MONTAUK, N.Y.

CERTIFIED TO:

ROBERT JARMAIN



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

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is a violation of section 7209 of the New York
State Education Law. Copies of this survey map
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