

MONTAUK BEACH DEVELOPMENT CORP.
EAST FORT POND RESIDENTIAL SECTION
FILED MAY 6, 1927 AS MAP NO. 1013

SCALE: 1"=30'
TAX MAP REF: 0300-52-01-9.2
LOT AREA: 24,791.06 SQ FT
OR 0.569 ACRE
VERTICAL DATUM: NAVD 88

[illegible]

LOT AREA
24,791.06 SQ FT

LOT COVERAGE
PERMITTED: 4,850 SQ FT 20%

EXISTING: 2,954.00 SQ FT

PROPOSED: 2,985.6 SQ FT

TOTAL LOT COVERAGE
PERMITTED: 12,395.5 SQ FT 50%

EXISTING: 6,007 SQ FT

PROPOSED: 7,853 SQ FT

CLEARING
PERMITTED: 12,197 SQ FT
OR N.A.S.P.

EXISTING: 24,791 SQ FT

PROPOSED: 20,946 SQ FT

REVISED SEPTEMBER 26, 2017
REVISED SANITARY
REVISED AUGUST 25, 2017
PROPOSALS
REVISED JULY 26, 2017
F.F. ELEVATION
REVISED JUNE 20, 2017
UTILITIES/SANITARY/POOL ENVELOPE
REVISED APRIL 24, 2017
TOPOGRAPHY
REVISED DECEMBER 30, 2016
WETLANDS
SURVEYED AUGUST 22, 2016
JAMES P. WALSH LAND SURVEYOR P.C.
MONTAUK, N.Y.

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

Unauthorized alteration or addition to this sur-
vey is a violation of section 2204 of the New York
State Education Law. Copies of this survey are
not bearing the land surveyor's third seal and
embossed seal shall not be considered to be
valid copy. Drawings and certifications indic-
heron shall run only to the person for whom a
survey is prepared and on his behalf to the
company, government agency and lending
institution. Drawings and certifications are no
transferable to additional institutions or subse-
quent owners.