

# MAP OF PROPERTY

LOTS 39-42 Incl.

## MONTAUK BEACH

HITHER HILLS SECTION - MAP ONE

Filed: July 2, 1940 - Map No. 1312

SITUATE

MONTAUK

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

Scale: 1"=20'

Area: 10,000 S.F. or 0.230 Acres

Certified To:

Jackae Entenmann

N/F DONALD P. AUGUSTINE JR.  
HOUSE  
WELL 115±  
FROM CORNER  
88EH351  
PUBLIC WATER



N/F JOHN & CYNTHIA WARD  
HOUSE  
6EH65  
PUBLIC WATER



N/F JOS W. FLORENCE  
PAUL G. DE DOMINICI  
HOUSE  
PUBLIC WATER

**NOTE:**

- 1). Unauthorized alteration or addition to a survey map bearing a licensed surveyors seal is a violation of section 7209 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 88  
S.C.T.M. 0300-300-070-04-17

chk'd tcm - 7/11/14

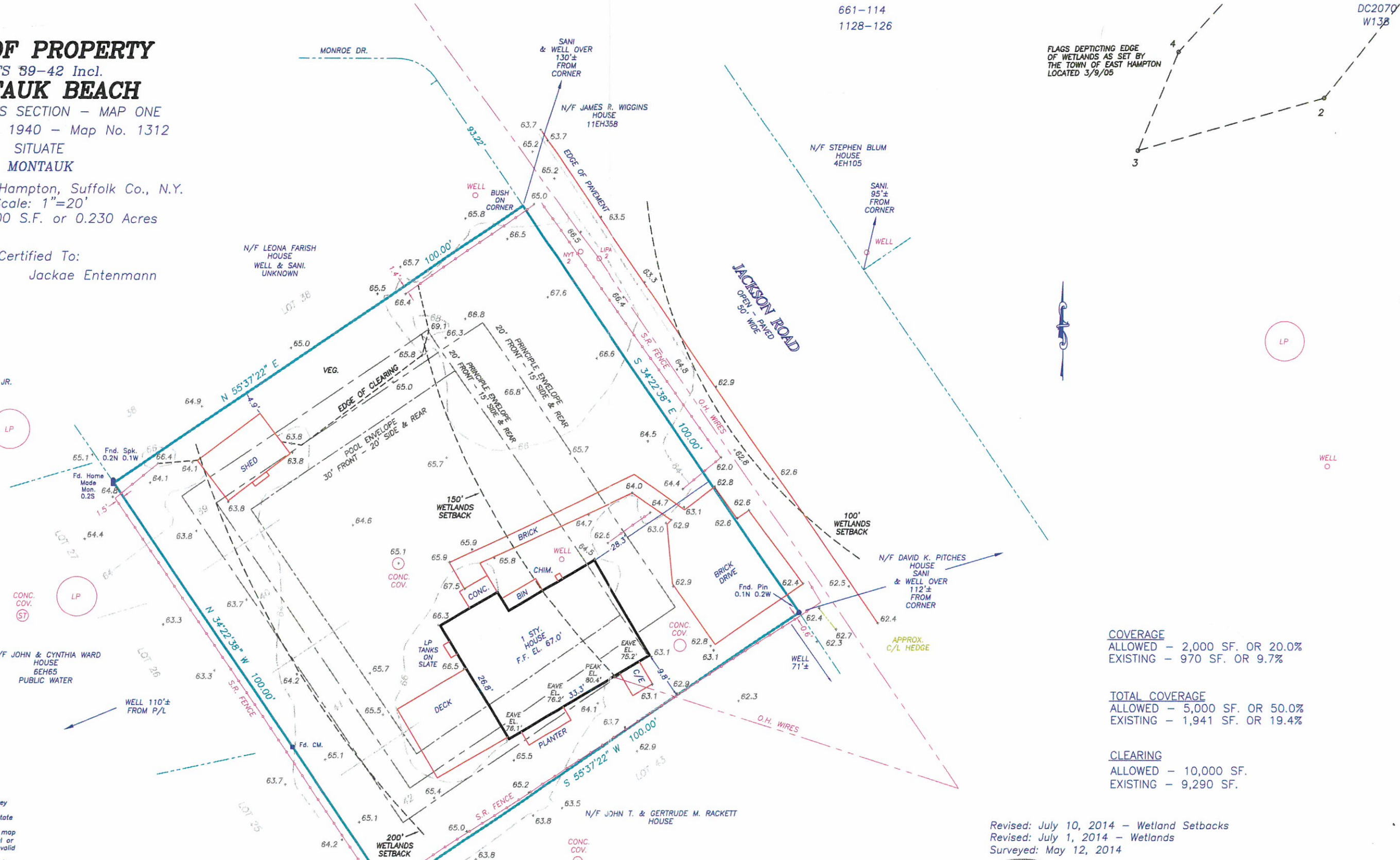
**NOTES:**

1. WETLAND SETBACKS PER EAST HAMPTON TOWN CODE SECT. 255-4-30
2. PROPOSED STRUCTURE CONSTRUCTION WITHIN 150' OF WETLANDS MAY REQUIRE A NATURAL RESOURCE SPECIAL PERMIT

661-114  
1128-126

FLAGS DEPICTING EDGE  
OF WETLANDS AS SET BY  
THE TOWN OF EAST HAMPTON  
LOCATED 3/9/05

DC2070  
W13B

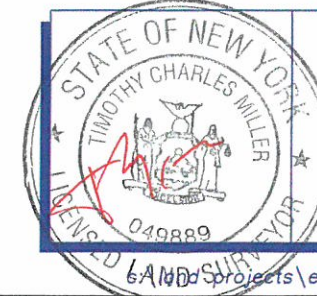


**COVERAGE**  
ALLOWED - 2,000 SF. OR 20.0%  
EXISTING - 970 SF. OR 9.7%

**TOTAL COVERAGE**  
ALLOWED - 5,000 SF. OR 50.0%  
EXISTING - 1,941 SF. OR 19.4%

**CLEARING**  
ALLOWED - 10,000 SF.  
EXISTING - 9,290 SF.

Revised: July 10, 2014 - Wetland Setbacks  
Revised: July 1, 2014 - Wetlands  
Surveyed: May 12, 2014



**GEORGE WALBRIDGE SURVEYORS, P.C.**

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DC2070