

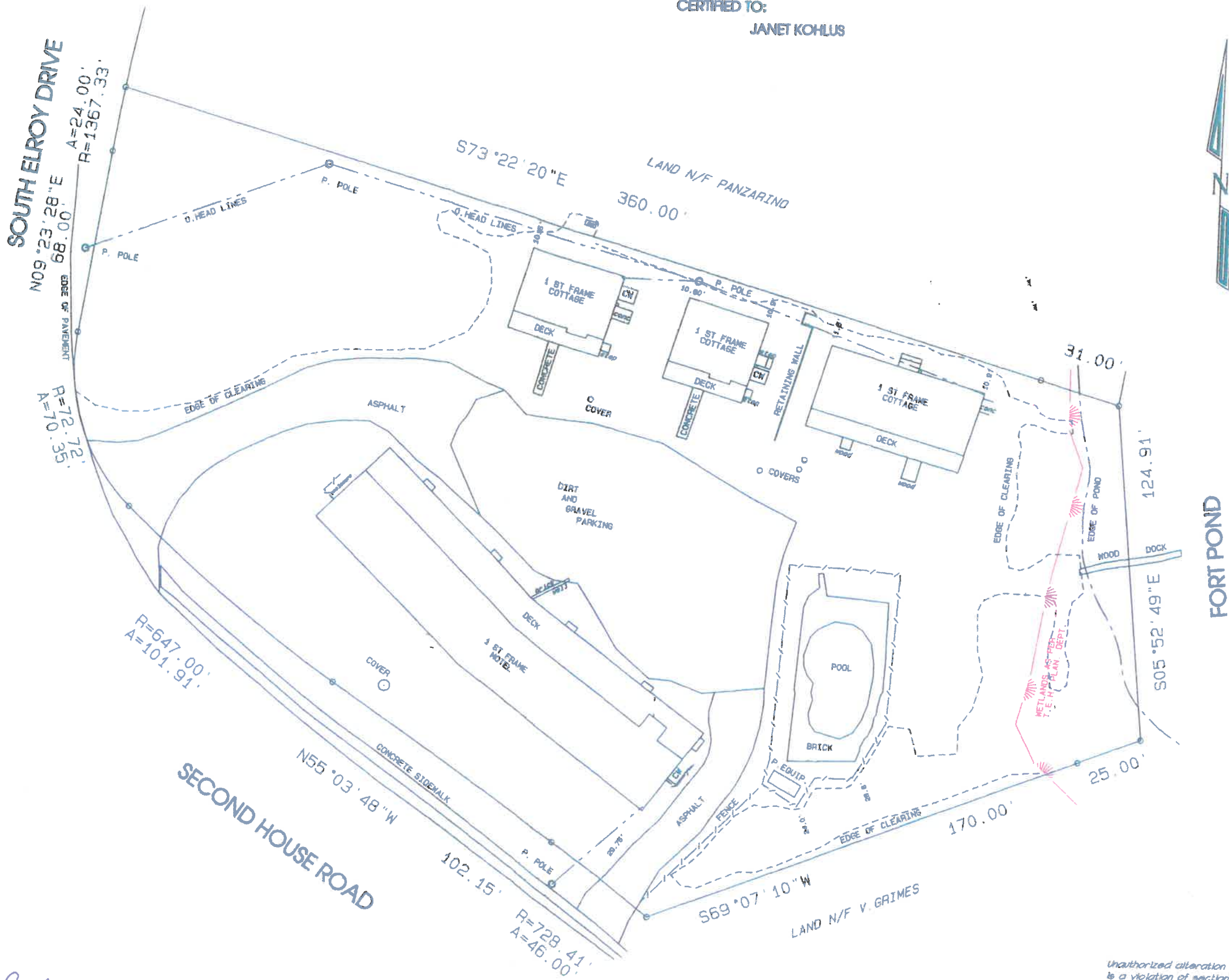
MAP OF PROPERTY

SITUATE

MONTAUK, TOWN OF EAST HAMPTON
 SUFFOLK COUNTY, NY
 SCALE: 1"=40'
 TAX MAP REF: 0300-48-02-41
 LOT AREA: 74,926.21 SQ FT
 OR 1.72 ACRE
 HARBOR PROTECTION OVERLAY DISTRICT

CERTIFIED TO:
 JANET KOHLUS

LOT AREA W/O WETLANDS 70,932 SQ FT
LOT COVERAGE PERMITTED: 8,399 SQ FT
EXISTING: 7,201 SQ FT
PROPOSED: N/A
TOTAL LOT COVERAGE PERMITTED: 20,372.8 SQ FT 40%
EXISTING: 25,555 SQ FT
PROPOSED: N/A
CLEARING PERMITTED: 18,866.5 SQ FT OR N.R.S.P.
EXISTING: 53,016 SQ FT
PROPOSED: N/A



SURVEYED NOVEMBER 06, 2017
 JAMES P. WALSH LAND SURVEYOR P.C.
 MONTAUK, NY

James P. Walsh

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

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