

1143-118
1160-44
1186-88

MAP OF PROPERTY

LOT 3

EAST DECK MOTEL

Filed: Nov. 16, 2016 - Map No. 12056

SITUATE

MONTAUK

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

Scale: 1"=20'

Area: 47,697 S.F. or 1.095 S.F. Acres To Tie Line

Lot Area: 41,933 S.F. or 0.963 Acres To Top Of Bluff

Zone: B Residence

CEHA Photo: 7-455-83, Sheet 15, 6/7/88

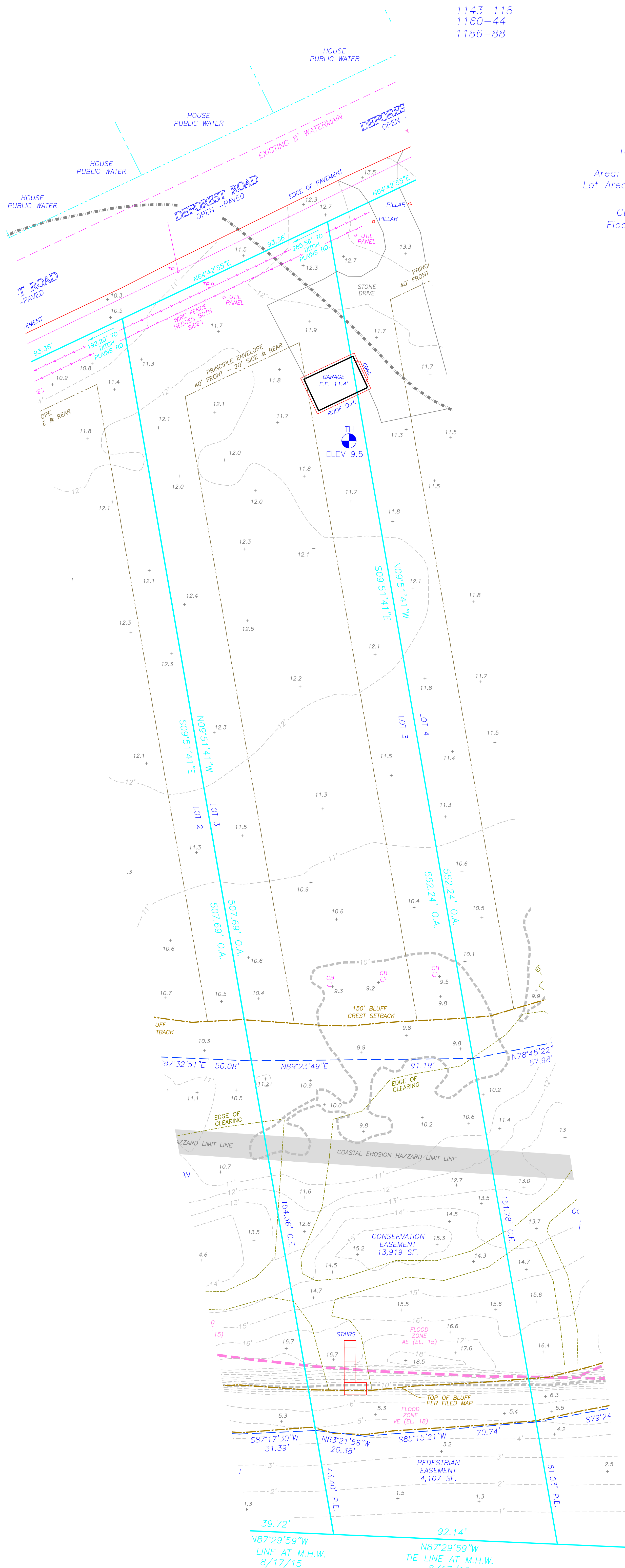
Flood Zones: FIRM No. 36103C0266H, 9/25/09

Certified To:

Montauk Colony LLC

41 DeForest Road

Montauk, NY.



COVERAGE
ALLOWED - 6,290 SF.
EXISTING - 333 SF.

TOTAL COVERAGE
ALLOWED - 16,773 SF.
EXISTING - 1,313 SF.

CLEARING
ALLOWED - 20,483 SF.
EXISTING - 42,419 SF.

GFA
ALLOWED - 5,793 SF.



KEY

- SIGN
- AC AIR CONDITIONING
- CB CATCH BASIN
- CC CONC. COVER
- CE CELLAR ENTRY
- CHM CHIMNEY
- CM CONC. MONUMENT
- EB ELECTRIC BOX
- EG EVERGREEN TREE
- EM ELECTRIC METER
- EV ELECTRIC VAULT
- FE FENCE
- FF FIRST FLOOR
- GM GAS METER
- GV GAS VALVE
- HW HARDWOOD TREE
- HYD HYDRANT
- IR IRRIGATION BOX
- LB LIGHT BOX
- LP LEACHING POOL
- LP LIGHT POST
- MC METAL COVER
- OH OVERHANG
- PT PROPANE TANK
- ST SEPTIC TANK
- TB TELEPHONE BOX
- TBR TO BE REMOVED
- TL TRAFFIC LIGHT
- TP TELEPHONE POLE
- UB UTILITY BOX
- WN WINDOW
- WM WATER METER
- WV WATER VALVE

Revised: Aug. 10, 2020 - Allowed GFA
 Revised: Feb. 27, 2019 - Update & Topo.
 Revised: April 19, 2017 - Proposed Parking
 Revised: February 2, 2017 - Road Improvements
 Revised: November 8, 2016 - Clearing Only
 Revised: Sept. 22, 2016 - Update & Retopo.
 Revised: January 14, 2016 - Prop. Boardwalk Only
 Surveyed: Aug. 17, 2015

GEORGE WALBRIDGE SURVEYORS, P.C.
 Land Surveyors & Land Planners
 300 Pantigo Place - Suite 116
 East Hampton, Long Island, N.Y. 11937
 Phone: (631) 324-0412 Fax: (631) 324-9849
 E-mail: chsurveyor@aol.com

NOTE:
 1) Unauthorized alteration or addition to a survey map bearing a licensed surveyor's 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 noted 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.