

1114-20
837-120
1021-42
1144-126
1154-108
1157-28
1167-32
1175-102

MAP OF PROPERTY

SITUATE
MONTAUK

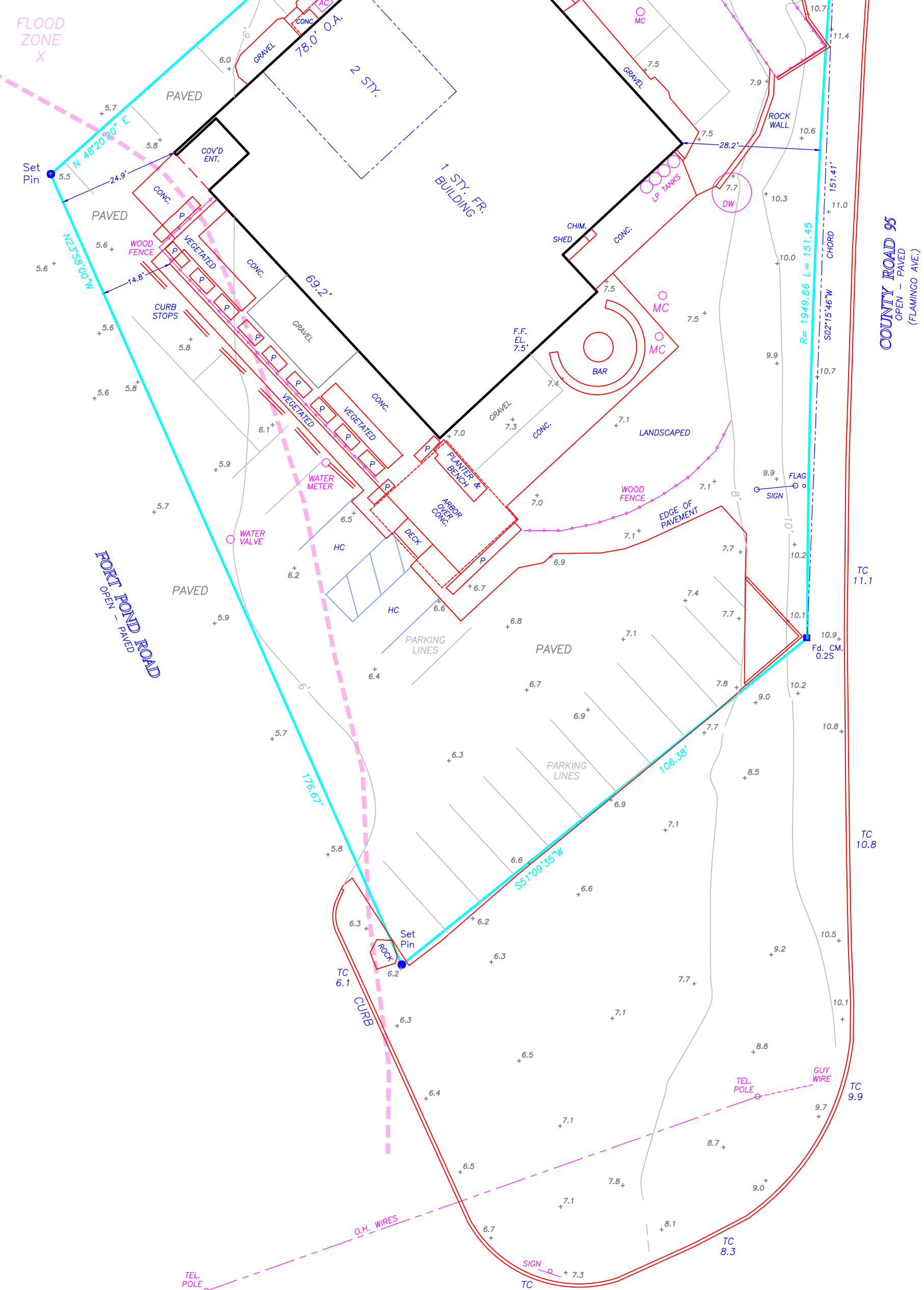
Town Of East Hampton, Suffolk Co., N.Y.

Scale: 1"=20'
Area: 25,995 S.F. or 0.597 Acres
Zoning: Neighborhood Business District

Certified To:
240 Fort Pond LLC

FLOOD ZONES SCALED FROM
FIRM NO. 36103C0262H
DTAED 9/25/09

FLOOD ZONE
AE (EL. 6)



BUILDING COVERAGE
ALLOWED = 10,398 S.F.
EXISTING = 5,721 SF.

TOTAL LOT COVERAGE
ALLOWED = 18,197 S.F.
EXISTING = 21,578 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
- LTP LIGHT POST
- MC METAL COVER
- OH OVERHANG
- P PLANTER
- PT PROPANE TANK
- ST SEPTIC TANK
- TB TELEPHONE BOX
- TBR TO BE REMOVED
- TL TRAFFIC LIGHT
- TP TELEPHONE POLE
- UB UTILITY BOX
- WIN WINDOW
- WM WATER METER
- WV WATER VALVE

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 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 records, if any, not shown are not certified.

- Revised: Jan. 19, 2018 - Parking
- Revised: Jan. 3, 2018 - Final
- Revised: June 2, 2017 - Parking
- Revised: May 8, 2017 - Final
- Revised: Sept. 27, 2016 - Curb Curves, Hatch
- Revised: Aug. 26, 2016 - Update
- Revised: Aug. 2, 2016 - Update & Add'l. Topo, P/L Arc
- Revised: May 27, 2016 - Dumpster Moved
- Revised: May 6, 2016 - Update & Topo
- Surveyed: September 24, 2015

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