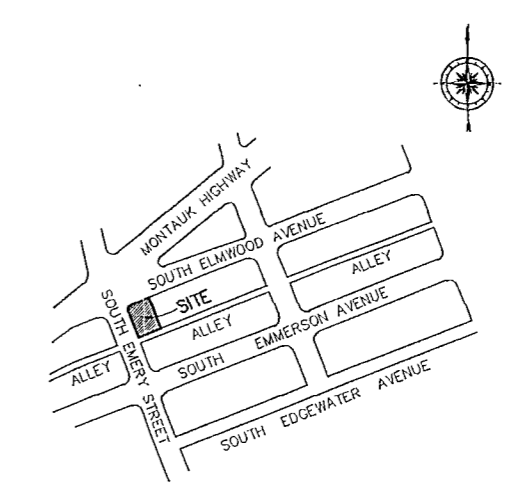


**LOCATION MAP**

SCALE: 1"=600'



**LOT COVERAGE**

BUILDING = 3326 S.F.  
3326/8152 = 40.8%

**TOTAL LOT COVERAGE**

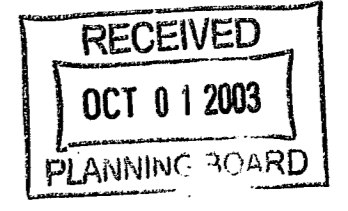
BUILDING = 3326 S.F.  
PATIOS & DECKS = 444 S.F.  
ASPHALT = 3659 S.F.  
TOTAL = 7429 S.F.  
7429/8152 = 91.1%

**PARKING CRITERIA**

ONSITE PARKING PROVIDED = 13 STALLS

**OWNER**

GROB REALTY, INC. & LULU BELLE, INC.  
C/O BIANDO & MACLACHLAN  
P.O. BOX 5030  
MONTAUK, N.Y. 11954



**NOTE**

1. TOTAL AREA = 8,152 S.F.
2. ZONING USE DISTRICT = CB
3. TOPOGRAPHICAL DATA SHOWN HEREON IS FROM ACTUAL SURVEY AND IS REFERENCED TO N.G.V DATUM (MSL 1929).
4. ALL CONCRETE CURBING, PAVING, AND DRAINAGE STRUCTURES SHALL CONFORM TO THE TOWN OF EAST HAMPTON PLANNING BOARD STANDARD DETAIL AND SPECIFICATIONS.
5. RE: LOTS 1 & 2, BLOCK 7, "MAP OF MONTAUK BEACH DEVELOPMENT CORP SUBDIVISION NO. 1 FORT POND BUSINESS SECTION" FILED IN THE OFFICE OF THE CLERK OF SUFFOLK COUNTY ON NOV. 26, 1926 AS FILE NO 174.

SCALE: 1"=20'  
JOB NO: 2001-346  
DATE: AUG. 16, 2001

REVISION:  
PLAN PREPARED



**FOX LAND SURVEYING**  
PO BOX 224  
SPEONK, N.Y. 11972  
(631) 325-2902

Site Plan  
**"Oyster Pond Restaurant"**  
At  
**Montauk**  
Town of  
**East Hampton**  
Suffolk County, New York

Suffolk County Tax Map:  
Dist. 0300 Sect. 050.00 Block 01.00 Lot 011.000