

MAP OF PROPERTY  
FOR  
**94 DUNE ROAD**  
**HOLDING CORP.**  
STATE  
**EAST QUOGUE**

TOWN OF SOUTHAMPTON - SUFFOLK COUNTY, N.Y.  
SURVEYED: FEB. 6, 2003 - SCALE: 1" INCH = 60' FT.  
LOCATE PROPERTY LINE & SEPTIC: NOVEMBER 15, 2003  
LOCATE WETLAND LINE: DECEMBER 4, 2003  
LOCATE WATER LINES: JANUARY 26, 2008  
LOCATE WETLANDS: OCTOBER 26, 2011  
LOCATE WETLANDS: JUNE 24, 2016  
REDATE & ADD CONTOURS: DECEMBER 06, 2018  
REDATE: APRIL 17, 2016, JANUARY 21, 2022  
SPOT ELEVATIONS: MARCH 23, 2022  
LOCATE WETLANDS: DECEMBER 9, 2022

**CERTIFIED TO:**  
94 DUNE ROAD HOLDING CORP.  
METROPOLIS ABSTRACT CORP.  
HUDSON VALLEY BANK  
FIDELITY NATIONAL TITLE INSURANCE COMPANY

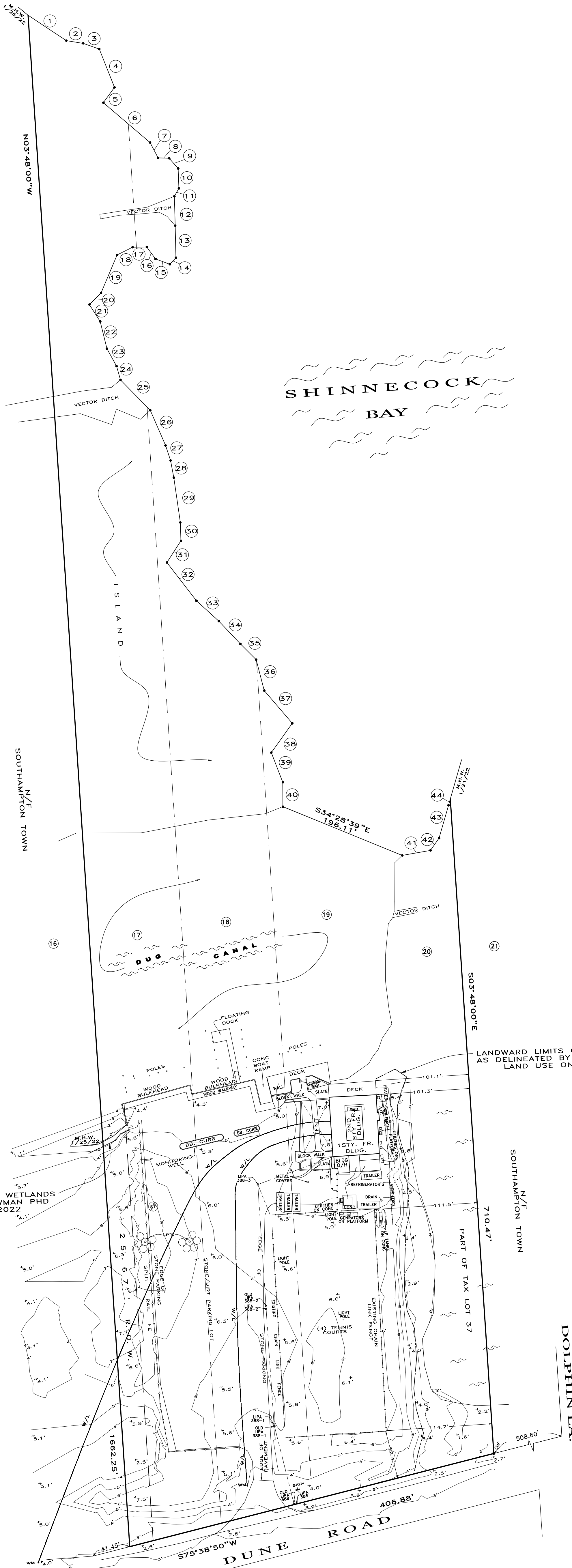
**NOTES:**

LOT NUMBERS SHOWN ARE FROM MAP ENTITLED "HAMPTON BEACH" SECTION 1" FILED ON JUNE 12, 1905 AS MAP No. 187. WATER LINES LOCATED BY OTHERS.  
FEMA ZONE AE EL. 12' AS PER FIRM MAP 36103C0779-H DATED 9/25/09.  
CONTOURS & SPOT ELEVATIONS ARE BASED ON NAVD '88 DATUM.  
TIDAL FLOOD PLAIN OVERLAY DISTRICT.  
EXISTING USE: MARINA, PARKING, RESTAURANT/BAR & TENNIS CLUB.

SHINNECOCK BAY SHORELINE		
COURSE	BEARING	DISTANCE
1	S56°23'22"E	49.77'
2	S80°50'54"E	18.48'
3	S70°45'02"E	18.49'
4	S21°34'54"E	44.72'
5	S35°59'52"W	20.47'
6	S49°30'23"E	66.50'
7	S27°32'57"E	18.73'
8	S87°52'40"E	12.07'
9	S41°06'57"E	14.72'
10	S02°07'40"E	21.52'
11	S29°31'47"W	9.91'
12	S01°34'39"E	31.78'
13	S01°23'12"E	34.70'
14	S43°04'42"W	9.67'
15	N69°44'07"W	16.60'
16	N36°05'51"W	15.99'
17	S89°07'17"W	15.39'
18	S63°28'33"W	18.74'
19	S22°49'52"W	44.74'
20	S45°12'17"W	17.78'
21	S32°33'10"E	21.71'
22	S13°49'53"E	30.35'
23	S28°50'14"E	21.58'
24	S16°03'30"E	15.60'
25	S44°30'16"E	45.97'
26	S23°27'27"E	41.56'
27	S18°25'30"E	17.12'
28	S10°49'09"E	18.92'
29	S08°15'48"E	49.11'
30	S01°57'34"E	19.81'
31	S33°00'20"W	28.06'
32	S37°43'51"E	52.35'
33	S47°38'40"E	32.74'
34	S43°27'23"E	34.12'
35	S45°06'53"E	24.04'
36	S14°36'14"E	34.66'
37	S40°40'57"E	46.67'
38	S35°37'25"W	39.09'
39	S21°11'56"E	34.46'
40	S00°12'15"E	23.40'
41	N79°59'16"E	31.05'
42	N35°05'40"E	16.30'
43	N16°00'16"E	37.04'
44	N16°00'16"E	7.10'

LANDWARD LIMITS OF TIDAL WETLANDS AS DELINEATED BY WP BOWMAN PHD LAND USE ON 12/1/2022

LANDWARD LIMITS OF TIDAL WETLANDS AS DELINEATED BY WP BOWMAN PHD LAND USE ON 12/1/2022



TAX MAP  
DISTRICT 0000  
**UNOFFICIAL**  
BLOCK 01  
LOT 37.3

MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 2209 SUB-DIVISION 2 OF THE NEW YORK STATE CONSTITUTION.  
ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INFO SEAL OR EMPLOYER SEAL SHALL BE CONSIDERED INFO SEALS.  
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**RAYNOR, MARCKS & CARRINGTON**  
SURVEYING  
P.O. BOX 5027  
QUOGUE, N.Y.  
631-653-4066

94 DUNE ROAD  
TOTAL AREA: 405,082 SQ.FT.  
(9.29939 ACRES)  
BK:191 PG:33/34, 303/57

**D39-77A**  
12/11/22  
DRAWN BY: JW/TK/GP/JC  
(ARCHIV11 94 HOLDING\_16)