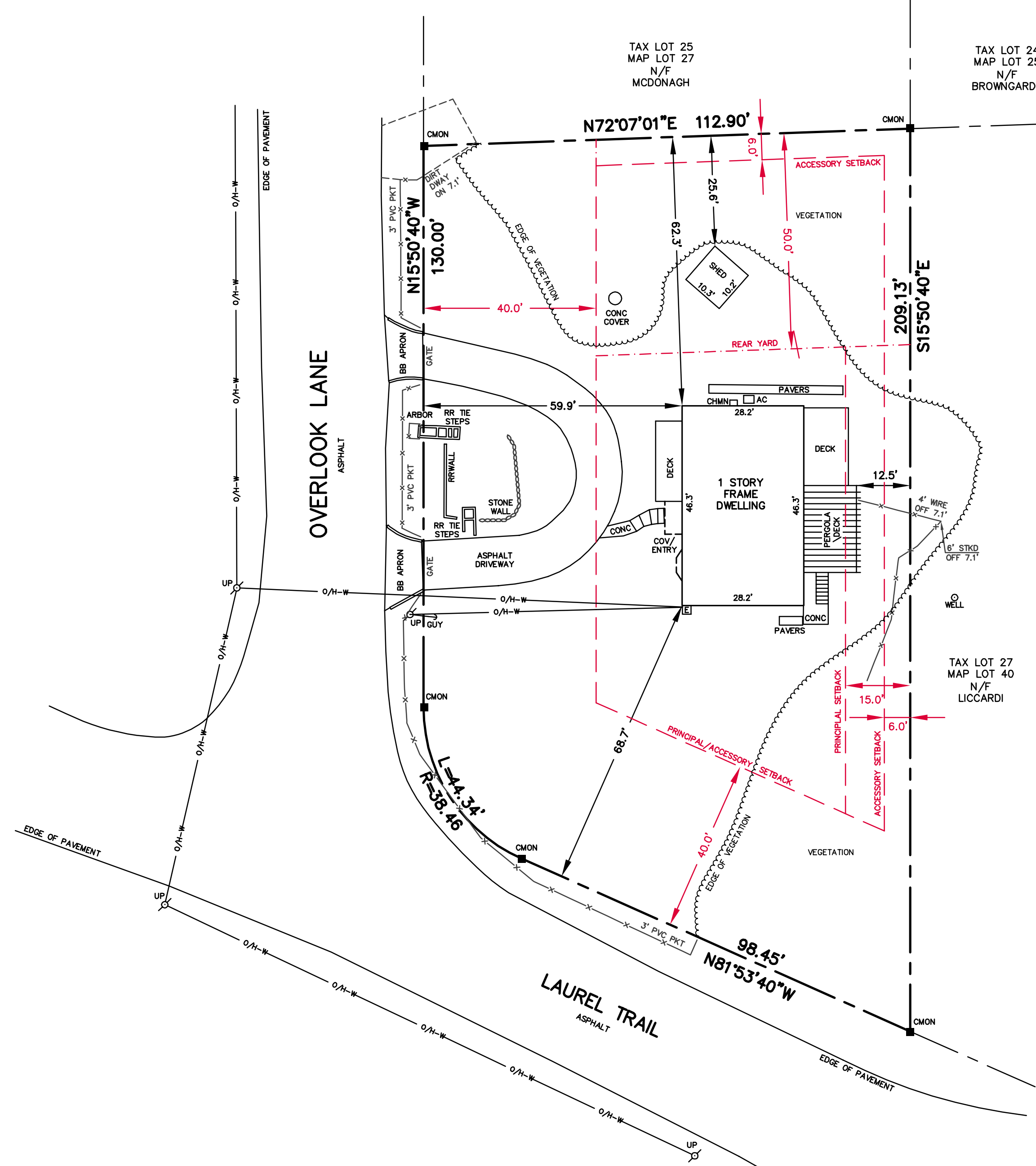
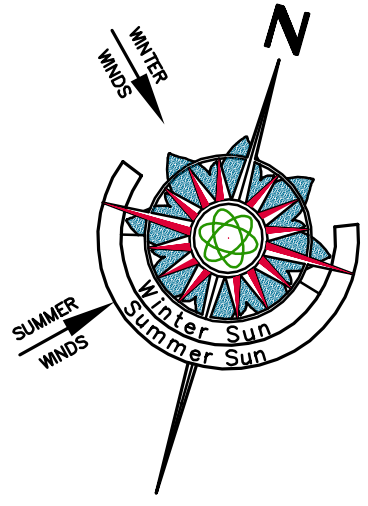


- MONUMENT
CONC or STONE
- ▲ STAKE
WOOD or
PLASTIC
- SPIKE, REBAR,
IRON PIPE, ETC



File Map North
TOTAL LOT AREA
20,431± SQ.FT.
0.469± ACRES.



NOTES:

1. SURVEY CONDUCTED WITHOUT BENEFIT OF COMPLETE TITLE REPORT. EASEMENTS OF RECORD FOR WHICH DOCUMENTATION HAS BEEN PROVIDED ARE SHOWN HEREON. OTHER EASEMENTS, IF ANY, ARE NOT SHOWN.
2. SUBJECT PROPERTY SHOWN AS LOT 42 ON "SUBDIVISION MAP OF; ROLLING HILLS ESTATES; SECTION NO. 1; SITUATE; NOYACK; TOWN OF SOUTHAMPTON; SUFFOLK COUNTY, N.Y." BY CHARLES M. DOLLIVER JR, HAMPTON BAYS, NY, FILED OCT 25, 1963 AS FILE MAP No. 3899.
3. SUBJECT PROPERTY IN ZONE "R40" AND IN THE AQUIFER PROTECTION OVERLAY DISTRICT PER TOWN OF SOUTHAMPTON GEOGRAPHIC INFORMATION SYSTEM, MARCH 13, 2014. SUBJECT PROPERTY REPUTED TO BE "SINGLE AND SEPARATE" PRIOR TO MARCH 27, 1983 WITH "C" ZONING REQUIREMENTS APPLICABLE. ALL ZONING REGULATIONS AND RESTRICTIONS SHOWN HEREON MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.
4. NO WETLANDS LINES ARE SHOWN HEREON. ZONING SETBACKS AND/OR ALLOWED AREA COMPUTATIONS MAY BE DIFFERENT IF THE SUBJECT PROPERTY IS WITHIN REGULATORY DISTANCE OF ANY EXISTING WETLANDS. ALL ZONING INFORMATION MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.
5. AS EVIDENCED BY OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON. SOME UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNDERGROUND AND ARE PROVIDED TO THE SUBJECT PROPERTY FROM WITHIN THE PUBLIC RIGHT OF WAY. BEFORE DIGGING ON THE SUBJECT PROPERTY OR IN THE PUBLIC RIGHT OF WAY CALL THE NYC & LI ONE-CALL CENTER AT 1-800-272-4480 AND REQUEST FIELD LOCATION AND MARK OUT OF UNDERGROUND UTILITY LINES. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON, INCLUDING BUT NOT LIMITED TO SANITARY AND DRAINAGE DISPOSAL SYSTEMS, ARE DEPICTED ACCORDING TO RECORDS SUPPLIED BY OTHERS. USERS OF THIS SURVEY MAP ARE CAUTIONED THAT NO CERTIFICATION, WARRANTY OR GUARANTY, EITHER EXPRESS OR IMPLIED, IS EXTENDED TO THE LOCATION OR COMPLETENESS OF INFORMATION WITH RESPECT TO UNDERGROUND UTILITIES SHOWN HEREON.

CERTIFIED TO:
FRANCINE PREZIOSO

CERTIFICATION & ALTERATION NOTE:
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON(S) FOR WHOM THE SURVEY IS PREPARED, AND ON THEIR BEHALF TO THE TITLE COMPANY, LENDING INSTITUTION AND/OR GOVERNMENTAL AGENCY LISTED HEREON, AND THE SUCCESSORS AND/OR ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. LOCATIONS OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY EXIST EXCEPT AS SHOWN HEREON, ARE NOT KNOWN AND ARE NOT COVERED BY THIS CERTIFICATION.
COPYRIGHT 2019 F. MICHAEL HEMMER, LS, P.C. ALL RIGHTS RESERVED

TABLE OF AREAS	(SQ. FT.)
TOTAL LOT SIZE	20,431
EXISTING TOTAL CLEARING	13,493
ALLOWED TOTAL CLEARING (20,431 * 0.60)	12,259
EXISTING TOTAL BUILDING COVERAGE	1,692
ALLOWED TOTAL BUILDING COVERAGE (20,431 * 0.20)	4,086
EXISTING REQ'D REAR YARD COVERAGE	105
ALLOWED REQ'D REAR YARD COVERAGE (3,643 * 0.20)	729

Field Work: JLA IV Drawn By: FMH RCJ Checked By: FMH Reviewed By: JML	Project No: 19-056 Drawing Name: 19-056.DWG Scale: 1" = 20' Date: 04 JUN 2019 Revisions:	<h2 style="margin: 0;">PREZIOSO</h2> <p style="margin: 0;">PROPERTY SITUATE AT 27 OVERLOOK LANE SAG HARBOR, NEW YORK COUNTY OF SUFFOLK, TOWN OF SOUTHAMPTON DISTRICT 900, SECTION 16, BLOCK 2, LOT 26</p> <p style="margin: 0; font-size: 10px;">PREPARED BY</p> <h3 style="margin: 0;">F. MICHAEL HEMMER, LS, P.C.</h3> <p style="margin: 0; font-size: 8px;">PROFESSIONAL SURVEYING SERVICES PO Box 1328, SAG HARBOR, NEW YORK 11963 (631) 725-7199 INFO@FMHLS.COM</p>
Sheet Title: CERTIFICATE OF OCCUPANCY SURVEY		 Sheet 1 OF 1