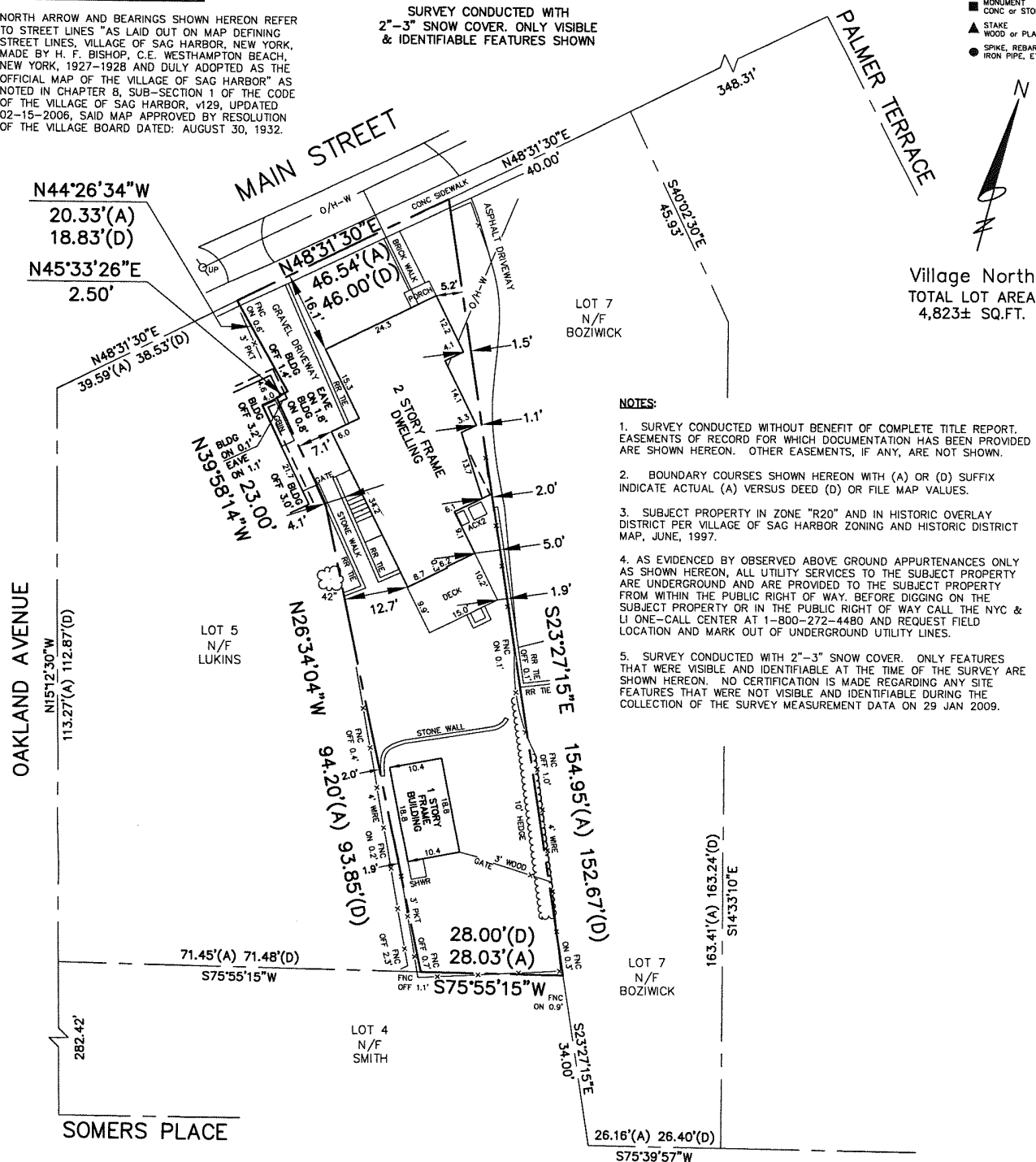


VILLAGE OF SAG HARBOR MAP NOTE:

NORTH ARROW AND BEARINGS SHOWN HEREON REFER TO STREET LINES "AS LAID OUT ON MAP DEFINING STREET LINES, VILLAGE OF SAG HARBOR, NEW YORK, MADE BY H. F. BISHOP, C.E. WESTHAMPTON BEACH, NEW YORK, 1927-1928 AND DULY ADOPTED AS THE OFFICIAL MAP OF THE VILLAGE OF SAG HARBOR" AS NOTED IN CHAPTER 8, SUB-SECTION 1 OF THE CODE OF THE VILLAGE OF SAG HARBOR, v129, UPDATED 02-15-2006, SAID MAP APPROVED BY RESOLUTION OF THE VILLAGE BOARD DATED: AUGUST 30, 1932.

SURVEY CONDUCTED WITH 2"-3" SNOW COVER. ONLY VISIBLE & IDENTIFIABLE FEATURES SHOWN

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



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. BOUNDARY COURSES SHOWN HEREON WITH (A) OR (D) SUFFIX INDICATE ACTUAL (A) VERSUS DEED (D) OR FILE MAP VALUES.
3. SUBJECT PROPERTY IN ZONE "R20" AND IN HISTORIC OVERLAY DISTRICT PER VILLAGE OF SAG HARBOR ZONING AND HISTORIC DISTRICT MAP, JUNE, 1997.
4. AS EVIDENCED BY OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, ALL 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.
5. SURVEY CONDUCTED WITH 2"-3" SNOW COVER. ONLY FEATURES THAT WERE VISIBLE AND IDENTIFIABLE AT THE TIME OF THE SURVEY ARE SHOWN HEREON. NO CERTIFICATION IS MADE REGARDING ANY SITE FEATURES THAT WERE NOT VISIBLE AND IDENTIFIABLE DURING THE COLLECTION OF THE SURVEY MEASUREMENT DATA ON 29 JAN 2009.

| TABLE OF AREAS | (SQ. FT.) |
|----------------|-----------|
| TOTAL LOT AREA | 4,823 |

| | |
|-----------------------------|-----------------|
| EXISTING ROOFED COVERAGE | 1,302 (27.0%) |
| ALLOWED ROOFED COVERAGE | 965 (20.0%) |
| (4,823 * 0.20) | |
| EXISTING TOTAL LOT COVERAGE | 1,609 (33.4%)** |
| ALLOWED TOTAL LOT COVERAGE | 1,206 (25.0%) |
| (4,823 * 0.25) | |
| EXISTING REAR YARD COVERAGE | 356 (15.2%) |
| ALLOWED REAR YARD COVERAGE | 702 (30.0%) |
| (2,341 * 0.30) | |

** INCLUDES BRICK & STONE WALKWAYS SET IN SAND (104 SQ. FT.)

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 WAS PREPARED IN ACCORDANCE WITH THE 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 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.

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CERTIFIED TO:
RUE MATTHIESSEN
STEPHEN SHAUGHNESSY

Field Work: JML, PWD
Project No: 9-004
Drawn By: PMN, KMS
Drawing Name: 9-004_CO
Checked By: FMH
Scale: 1" = 20'
Reviewed By: KMS
Date: 28 APR 2010

Revisions:

[Signature]

MATTHIESSEN

PROPERTY SITUATE AT
261 MAIN STREET
VILLAGE OF SAG HARBOR, NY
COUNTY OF SUFFOLK, TOWN OF SOUTHAMPTON
DISTRICT 903, SECTION 3, BLOCK 3, LOT 6

PREPARED BY

F. MICHAEL HEMMER, LS, P.C.
PROFESSIONAL SURVEYING SERVICES

PO BOX 1328, SAG HARBOR, NEW YORK 11963
(631) 725-7199 INFO@FMHLS.COM



Sheet Title:
CERTIFICATE OF OCCUPANCY SURVEY

Sheet
1 OF 1