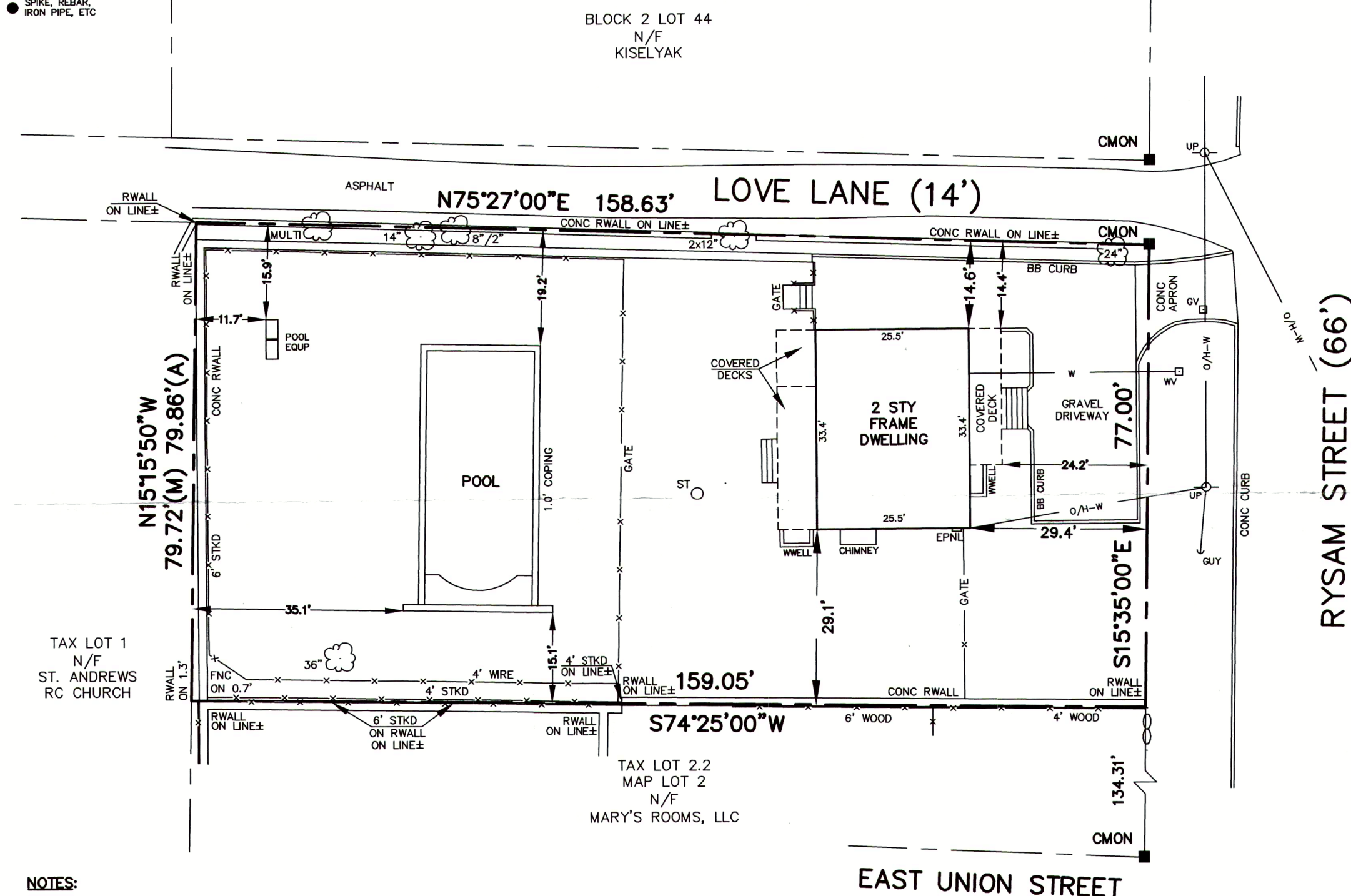
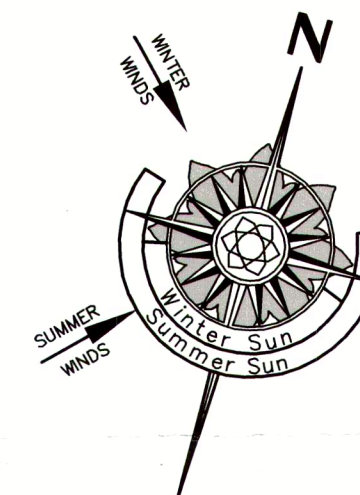


- MONUMENT
CONC or STONE
- ▲ STAKE
WOOD or PLASTIC
- SPIKE, REBAR,
IRON PIPE, ETC



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", SAID MAP APPROVED BY RESOLUTION OF THE VILLAGE BOARD DATED: AUGUST 30, 1932.



Village North
TOTAL LOT AREA
12,457± SQ.FT.

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 1 ON "MAP OF MARY'S ROOM"; PROPERTY LOCATED IN THE INC. VILLAGE OF SAG HARBOR; TOWN OF EAST HAMPTON; SUFFOLK COUNTY, N.Y." BY STEVEN BARLYSKI, SOUTHAMPTON, NY, FILED JULY 27, 2012 AS FILE MAP No. 11871.
3. SUBJECT PROPERTY IN ZONE "R20" AND IN THE "HISTORIC OVERLAY DISTRICT" AS SHOWN ON ZONING MAP FOR THE INC. VILLAGE OF SAG HARBOR, DATED MAY 29, 2009. ALL ZONING REGULATIONS AND RESTRICTIONS SHOWN HEREON MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.
4. BOUNDARY COURSES SHOWN HEREON WITH (A) OR (M) SUFFIX INDICATE ACTUAL (A) VERSUS FILE MAP (M) VALUES.
5. SUBJECT PROPERTY ENCMBERED BY COVENANTS AND RESTRICTIONS RECORDED JUNE 26, 2012 IN LIBER 12697, PAGE 370
6. SUBJECT PROPERTY IN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD ZONE "X 0.2%" AS SHOWN ON FLOOD INSURANCE RATE MAP FM36103C0531H, LAST REVISED SEPTEMBER 25, 2009.
7. 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.
8. WATER SUPPLY LINE LOCATION SHOWN FROM INFORMATION PROVIDED BY OTHERS AND IS NOT CERTIFIED.

TABLE OF AREAS	(SQ. FT.)
TOTAL LOT AREA	12,457
EXISTING TOTAL ROOFED COVERAGE	1,189 (9.5%)
ALLOWED TOTAL ROOFED COVERAGE	2,491 (20.0%)
EXISTING TOTAL LOT COVERAGE	2,149 (17.3%)
ALLOWED TOTAL LOT COVERAGE	3,114 (25.0%)
EXISTING REAR YARD COVERAGE	815 (17.8%)
ALLOWED REAR YARD COVERAGE	1,373 (30.0%)

CERTIFIED TO:
MICHAEL QUILTY
BENJAMIN RUHLAND
WESTCOR TITLE INSURANCE COMPANY
SOUTHBAY ABSTRACT LLC

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.

COPYRIGHT 2014 F. MICHAEL HEMMER, LS, P.C. ALL RIGHTS RESERVED

Field Work: PMD, RMK	Project No: 14-001	QUILTY & RUHLAND PROPERTY SITUATE AT 68 RYSAM STREET VILLAGE OF SAG HARBOR, NY COUNTY OF SUFFOLK, TOWN OF EAST HAMPTON DISTRICT 302, SECTION 2, BLOCK 6, LOT 21
Drawn By: FMH JML	Drawing Name: 14-001 TITLE	
Checked By: FMH	Scale: 1" = 20'	
Reviewed By: KMS	Date: 20 DEC 2013	
Revisions:		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: TITLE SURVEY
		Sheet 1 OF 1