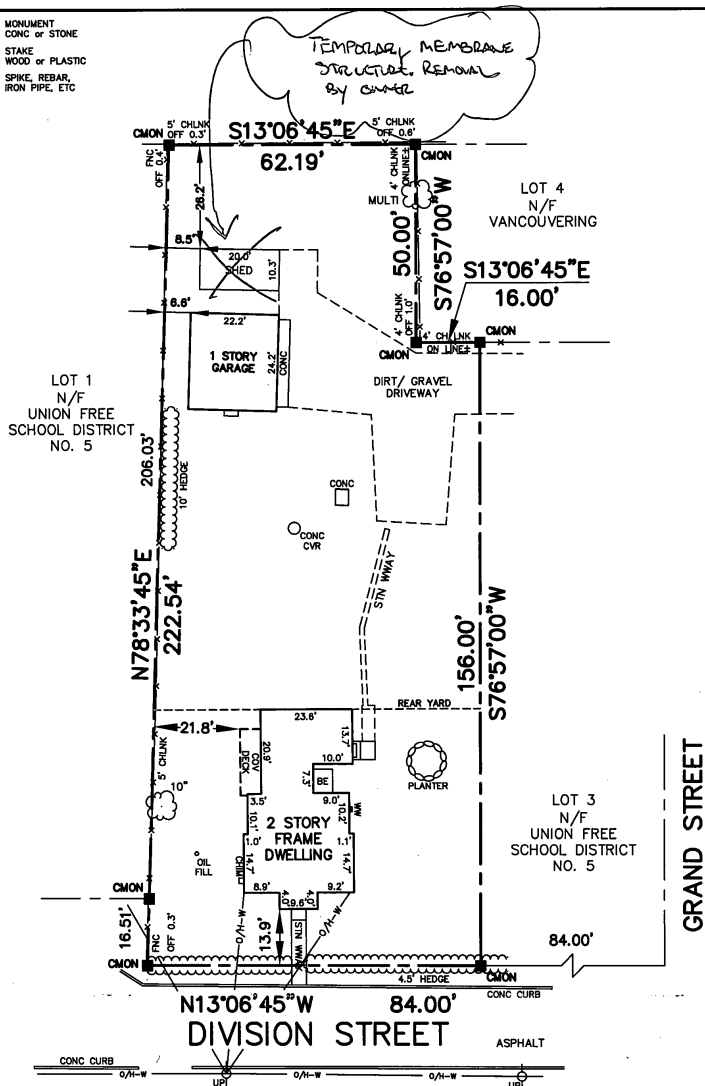
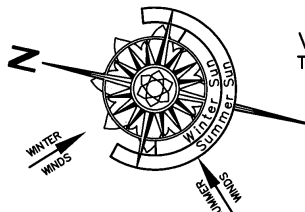


- MONUMENT
CONC OR STONE
- ▲ STAKE
WOOD OR PLASTIC
- SPIKE, REBAR,
IRON PIPE, ETC



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
15,902± 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 IN ZONE "R20" AND IN THE HISTORIC OVERLAY DISTRICT PER ZONING MAP FOR THE INCORPORATED VILLAGE OF SAG HARBOR, NEW YORK, MAY 29, 2009. ALL ZONING INFORMATION MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.
3. 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.

TABLE OF AREAS	(SQ. FT.)
TOTAL LOT AREA	15,902

EXISTING TOTAL ROOFED COVERAGE	1,948 (12.3%)
ALLOWED TOTAL ROOFED COVERAGE	3,180 (20.0%)
(15,902 x 0.20)	

EXISTING TOTAL LOT COVERAGE	2,074 (13.0%)
ALLOWED TOTAL LOT COVERAGE	3,976 (25.0%)
(15,902 x 0.25)	

EXISTING REAR YARD COVERAGE	813 (7.7%)
ALLOWED REAR YARD COVERAGE	3,179 (30.0%)
(10,598 x 0.30)	

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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Field Work:	Project No:
PWD, RMK	13-002
Drawn By:	Drawing Name:
FMH, JML	13-002.DWG
Checked By:	Scale:
FMH	1" = 30'
Reviewed By:	Date:
	14 JAN 2013
Revisions:	

PROPERTY SITUATE AT
291 DIVISION STREET
VILLAGE OF SAG HARBOR, NY
COUNTY OF SUFFOLK, TOWN OF EAST HAMPTON
DISTRICT 302, SECTION 5, BLOCK 4, LOT 2

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