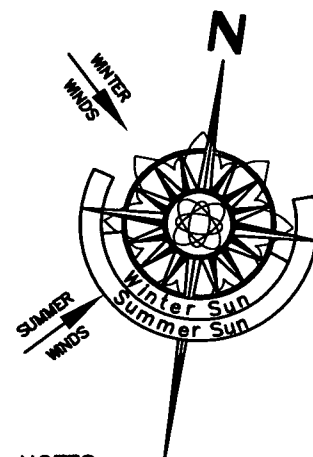


# VILLAGE OF SAG HARBOR MAP NOTE:

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.



Village North  
TOTAL LOT AREA  
8,978± 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. 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" WITH NO OVERLAY DISTRICT PER VILLAGE OF SAG HARBOR ZONING AND HISTORIC DISTRICT MAP, JUNE, 1997.
4. VERTICAL DATUM APPROXIMATED FROM "SUFFOLK COUNTY DEPARTMENT OF PUBLIC WORKS, TOPOGRAPHIC MAP, FIVE EASTERN TOWNS" SHEET No. AA-042.
5. 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 1-800-272-4400 AND REQUEST FIELD LOCATION AND MARK OUT OF UNDERGROUND UTILITY LINES.

## 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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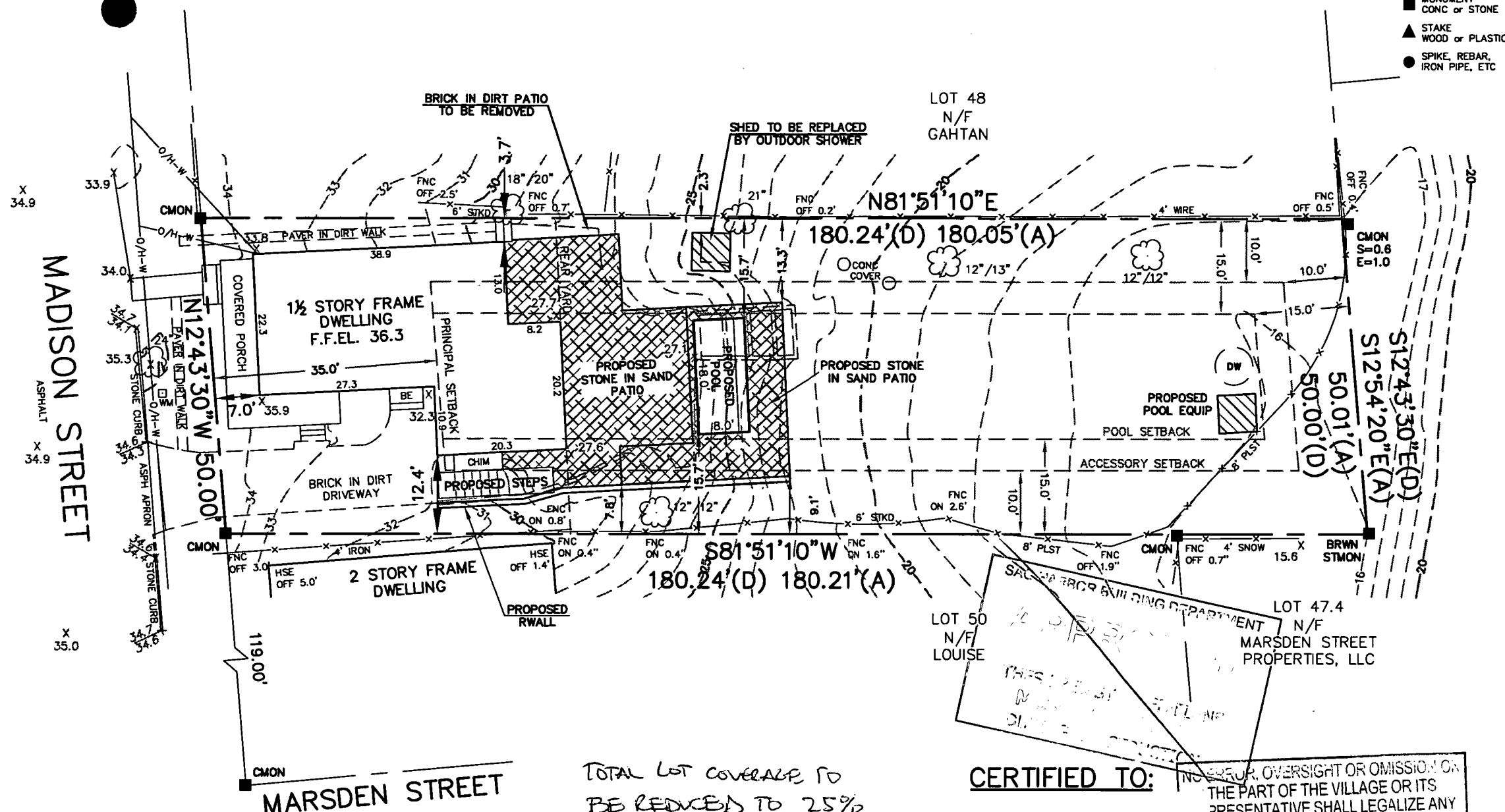


TABLE OF AREAS	(SQ. FT.)
TOTAL LOT AREA	8,978

EXISTING TOTAL ROOFED COVERAGE	1,196 (13.3%)
PROPOSED TOTAL ROOFED COVERAGE	1,175 (13.1%)
ALLOWED TOTAL ROOFED COVERAGE	1,796 (20.0%)
(8,978 * 0.20)	

EXISTING TOTAL LOT COVERAGE ***	2,209 (24.6%)
PROPOSED TOTAL LOT COVERAGE	2,833 (31.6%)
ALLOWED TOTAL LOT COVERAGE	2,244 (25.0%)
(8,978 * 0.25)	

EXISTING REAR YARD COVERAGE	737 (11.8%)
PROPOSED REAR YARD COVERAGE	1,150 (18.4%)
ALLOWED REAR YARD COVERAGE	1,875 (30.0%)
(6,250 * 0.30)	

\*\*\* EXISTING COVERAGE COMPUTED ACCORDING TO CURRENT ZONING REGULATIONS ADOPTED MAY 29, 2009

TOTAL LOT COVERAGE TO  
BE REDUCED TO 25%  
PER P. SABBATH 2/15/11

## CERTIFIED TO:

NO ERROR, OVERSIGHT OR OMISSION ON THE PART OF THE VILLAGE OR ITS REPRESENTATIVE SHALL LEGALIZE ANY WORK THAT DOES NOT CONFORM TO THE VILLAGE'S UNIFORM FIRE PREVENTION AND BUILDING CODE

Field Work: JML, PWD	Project No: 7-125
Drawn By: FMH, JML, KMS	Drawing Name: 7-125 Pro5
Checked By: FMH	Scale: 1" = 20'
Reviewed By: -	Date: 25 OCT 2007

Revisions:  
01NOV10 PROP PLOT PLAN

*[Signature]*

# HOROWITZ

PROPERTY SITUATE AT  
**233 MADISON STREET**  
**VILLAGE OF SAG HARBOR, NY**  
COUNTY OF SUFFOLK, TOWN OF SOUTHAMPTON  
DISTRICT 903, SECTION 6, BLOCK 4, LOT 49

PREPARED BY

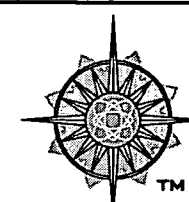
**F. MICHAEL HEMMER, LS, P.C.**

PROFESSIONAL SURVEYING SERVICES

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

Sheet Title:

**PROPOSED PLOT PLAN**



Sheet  
1 OF 1