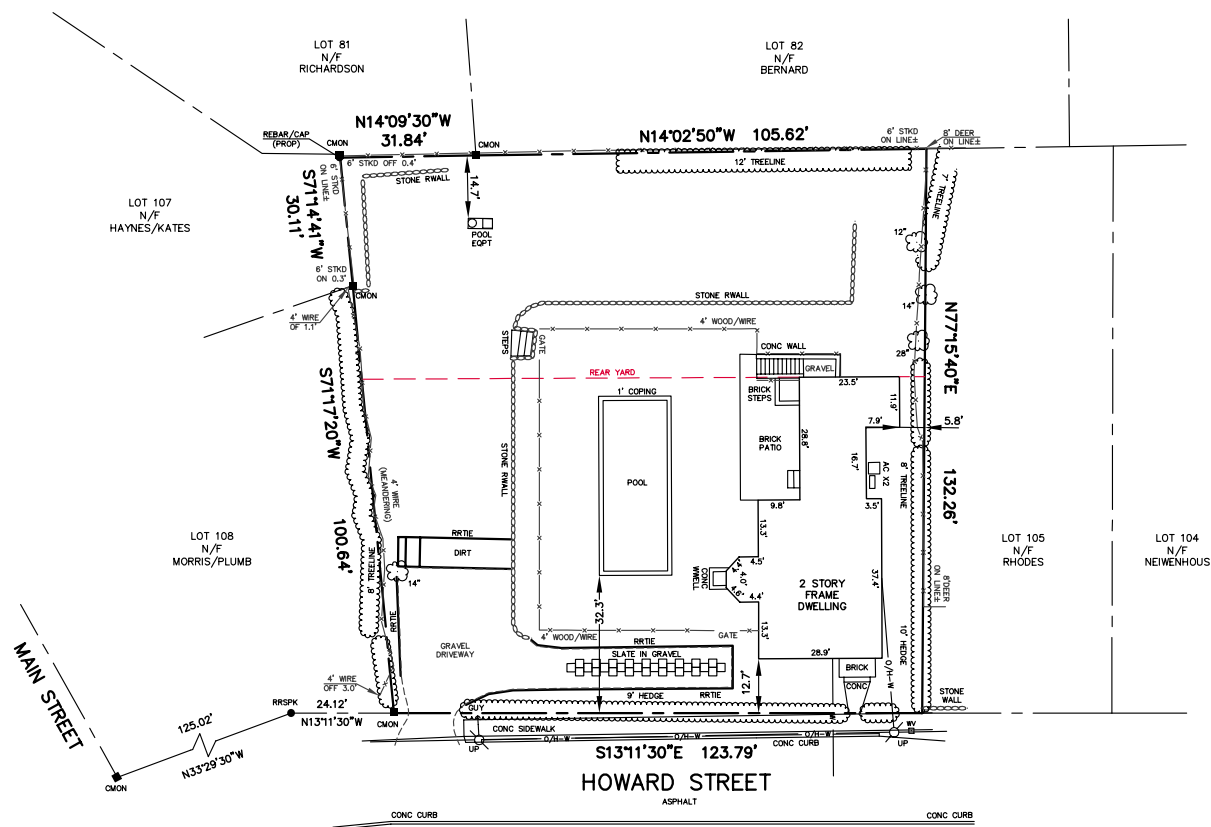


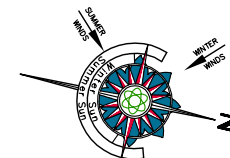
■ MONUMENT
CONC w/ STONE
▲ STAKE
WOOD w/ PLASTIC
● SPIKE, REBAR,
IRON PIPE, ETC



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
17,145± 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 VILLAGE OF SAG HARBOR ZONING AND HISTORIC DISTRICT MAP, MAY 29, 2009.
3. ONLY TREES SUBJECTIVELY CONSIDERED TO BE SIGNIFICANT DURING FIELD MEASUREMENTS ARE SHOWN HEREON. NO CERTIFICATION IS PROVIDED AS TO THE NUMBER, TYPE OR EXTENT OF INDIVIDUAL TREES ON THE SUBJECT PROPERTY.
4. 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:

1" = 20'
0
1" = 20'

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.

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TABLE OF AREAS (SQ. FT.)
TOTAL LOT AREA 17,145

EXISTING TOTAL BUILDING COVERAGE 1,698 (9.9%)
ALLOWED TOTAL BUILDING COVERAGE 3,429 (20.0%)
(17,145 ± 0.20)

EXISTING TOTAL LOT COVERAGE 3,278 (19.1%)
ALLOWED TOTAL LOT COVERAGE 4,286 (25.0%)
(17,145 ± 0.25)

EXISTING REAR YARD COVERAGE 289 (1.7%)
ALLOWED REAR YARD COVERAGE 2,129 (12.4%)
(7,098 ± 0.30)

Field Work: J.A. IV
Project No: 19-126
Drawn By: F.M.H. J.M. J.E.R.
Checked By: F.M.H. J.M. J.E.R.
Reviewed By: J.M. J.E.R.
Date: 07 JAN 2020
Revision:

PROPERTY SITUATE AT
11 HOWARD STREET
VILLAGE OF SAG HARBOR, NY
COUNTY OF SUFFOLK, TOWN OF SOUTHAMPTON
DISTRICT 903, SECTION 3, BLOCK 1, LOT 106

PREPARED BY

F. MICHAEL HEMMER, L.S., P.C.

PROFESSIONAL SURVEYING SERVICES

PO BOX 1388, SAG HARBOR, NEW YORK 11958
(631) 725-7199 INFO@FMLS.COM

Sheet Title:

TITLE SURVEY



Sheet

1 OF 1