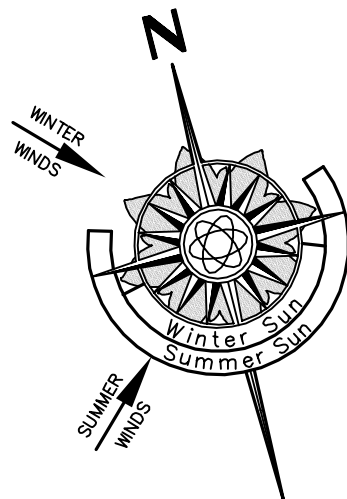
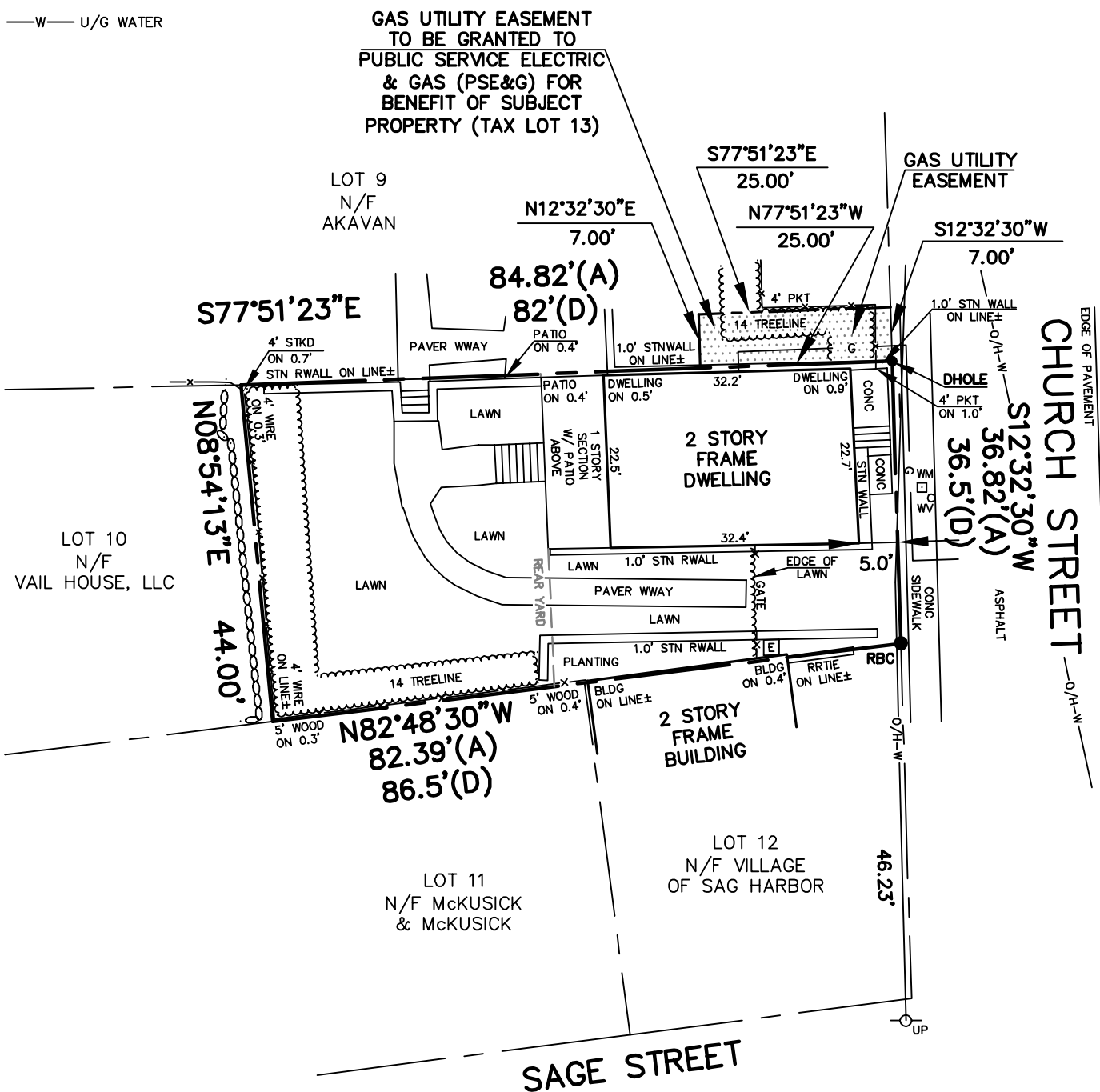
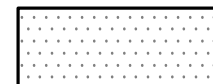


- MONUMENT
 CONC or STONE
 ▲ STAKE
 WOOD or PLASTIC
 ● SPIKE, REBAR,
 PIPE, D HOLE
 —W— U/G WATER



Village North
TOTAL LOT AREA
3,374± SQ.FT.



GAS UTILITY EASEMENT

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.

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 "VB" AND IN THE HISTORIC OVERLAY DISTRICT PER ZONING MAP FOR THE INCORPORATED VILLAGE OF SAG HARBOR, NEW YORK, MAY 29, 2009. **ALL ZONING REGULATIONS AND RESTRICTIONS SHOWN HEREON MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.**
3. NO WETLANDS LINES ARE SHOWN HEREON. ZONING SETBACKS AND/OR ALLOWED AREA COMPUTATIONS MAY BE DIFFERENT IF THE SUBJECT PROPERTY IS WITHIN REGULATORY DISTANCE OF ANY EXISTING WETLANDS. **ALL ZONING INFORMATION MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.**
4. BOUNDARY COURSES SHOWN HEREON WITH (A) OR (D) SUFFIX INDICATE ACTUAL (A) VERSUS DEED (D) OR FILE MAP (M) VALUES.
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 1-800-272-4480 AND REQUEST FIELD LOCATION AND MARK OUT OF UNDERGROUND UTILITY LINES. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON, INCLUDING BUT NOT LIMITED TO SANITARY DISPOSAL SYSTEMS, & GAS LINE LOCATIONS 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:
42 CHURCH STREET, LLC

Field Work: PWD JLA	Project No: 14-068
Drawn By: FMH JML	Drawing Name: 14-068.DWG
Checked By: FMH	Scale: 1" = 20'
Reviewed By: KMS	Date: 27 JUN 2014

Revisions:
26MAY16 SITE UPDATE
15JUL16 2 STORY LABEL (VOSH)

42 CHURCH STREET, LLC

**PROPERTY SITUATE AT
42 CHURCH STREET
VILLAGE OF SAG HARBOR, NY
COUNTY OF SUFFOLK, TOWN OF SOUTHAMPTON
DISTRICT 903, SECTION 3, BLOCK 4, LOT 13**

PREPARED BY

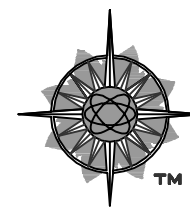
F. MICHAEL HEMMER, LS, P.C.

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



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	3,374

EXISTING TOTAL ROOFED COVERAGE	911 (27.0%)
ALLOWED TOTAL ROOFED COVERAGE	2,362 (70.0%)
(3,374 * 0.70)	

EXISTING TOTAL LOT COVERAGE	997 (29.5%)
ALLOWED TOTAL LOT COVERAGE	2,362 (70.0%)
(3,374 * 0.70)	

EXISTING REAR YARD COVERAGE	27 (1.7%)
ALLOWED REAR YARD COVERAGE	482 (30.0%)
(1.607 * 0.30)	

EXISTING TOTAL LANDSCAPED AREA	1,608 (47.7%)
ALLOWED TOTAL LANDSCAPED AREA	678 (20.0%)
(3,374 * 0.20)	