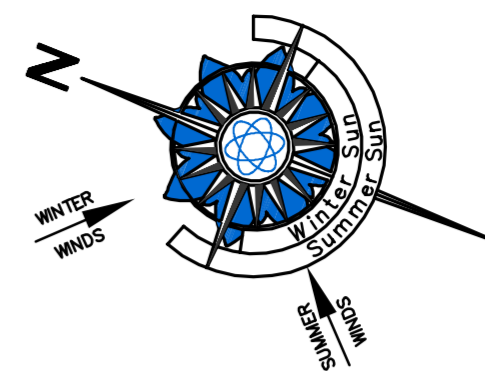
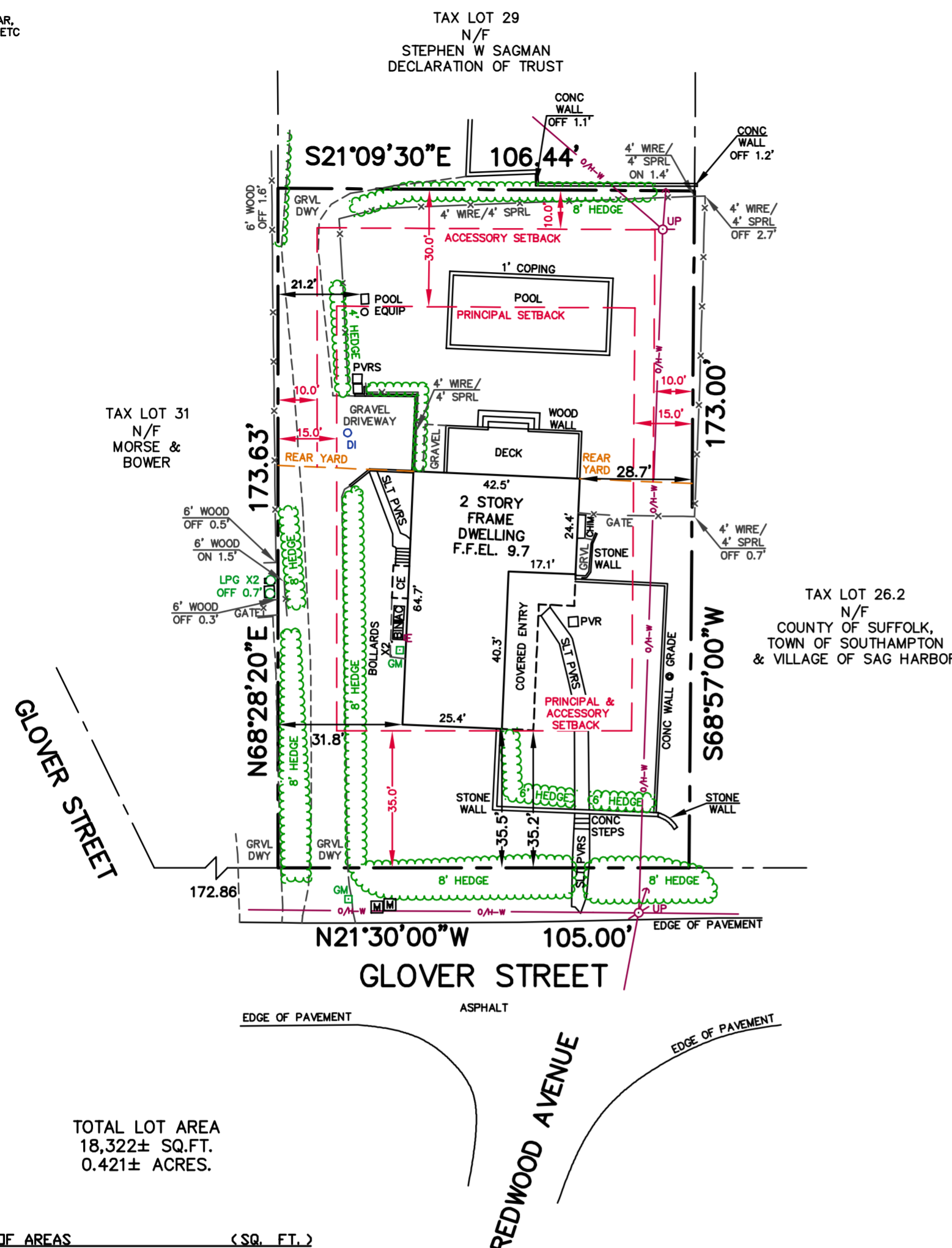


- MONUMENT
CONC or STONE
- ▲ STAKE
WOOD or
PLASTIC
- SPIKE, REBAR,
IRON PIPE, ETC



Deed North



NOTES:

1. SURVEY CONDUCTED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT. EASEMENTS OF RECORD FOR WHICH DOCUMENTATION HAS BEEN PROVIDED ARE SHOWN HEREON. COVENANTS OR OTHER ENCUMBRANCES OF RECORD, IF ANY, ARE NOT SHOWN.
2. SUBJECT PROPERTY IN ZONE "R20" AND IN THE HISTORIC OVERLAY DISTRICT PER THE OFFICIAL ZONING MAP FOR THE INCORPORATED VILLAGE OF SAG HARBOR, LAST AMENDED APRIL 21, 2016. (((PRINCIPAL SIDE YARD SETBACKS SHOWN HEREON ARE DETERMINED BY ZONING CODE SECTION 300-10.3 C(1) CONTINUANCE (4/10s SIDE YARD SETBACK RULE))). (((PRINCIPAL REAR YARD SETBACK SHOWN HEREON ARE DETERMINED BY ZONING CODE SECTION 300-10.3 C(2) CONTINUANCE (3/10s REAR YARD SETBACK RULE))). 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. AS EVIDENCED BY OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, SOME OF OR 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 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. CERTIFICATION IS EXTENDED ONLY TO THE ACCURATE PLOTTING OF LOCATION DATA AS PROVIDED IN SKETCH FORMAT OR AS LOCATED BY FIELD MEASUREMENT OF SURFACE MARK OUT.

TOTAL LOT AREA
18,322± SQ.FT.
0.421± ACRES.

| TABLE OF AREAS | (SQ. FT.) |
|----------------------------------|---------------|
| TOTAL LOT AREA | 18,322 |
| EXISTING TOTAL BUILDING COVERAGE | 2,495 (13.6%) |
| ALLOWED TOTAL BUILDING COVERAGE | 3,664 (20.0%) |
| (18,322 * 0.20) | |
| EXISTING TOTAL LOT COVERAGE | 3,850 (21.0%) |
| ALLOWED TOTAL LOT COVERAGE | 4,581 (25.0%) |
| (18,322 * 0.25) | |
| EXISTING REAR YARD COVERAGE | 1,318 (17.1%) |
| ALLOWED REAR YARD COVERAGE | 2,318 (30.0%) |
| (7,725 * 0.30) | |

CERTIFIED TO:
JAMES KENT

PRELIMINARY 10 DEC 2024

1" = 30'
0
1" = 30'
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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| | | |
|---|----------------------------|---|
| Field Work: JLA | Project No: H24160 | KENT PROPERTY SITUATE AT 120 GLOVER STREET VILLAGE OF SAG HARBOR, NEW YORK COUNTY OF SUFFOLK, TOWN OF SOUTHAMPTON DISTRICT 903, SECTION 2, BLOCK 1, LOT 28 |
| Drawn By: JER | Drawing Name: H24160 CO | |
| Checked By: RCH | Scale: 1" = 30' | |
| Reviewed By: FD | Date: 14 NOV 2024 | |
| Revisions: | | F. MICHAEL HEMMER, LS, P.C. PROFESSIONAL SURVEYING SERVICES A TSPE COMPANY |
| | | |
| | | |
| 3330 NOYACK ROAD, BUILDING B SAG HARBOR, NEW YORK 11963 (631) 725-7199 INFO@FMHLS.COM | | |
| Sheet Title: SITE SURVEY | Sheet 1 OF 1 | |