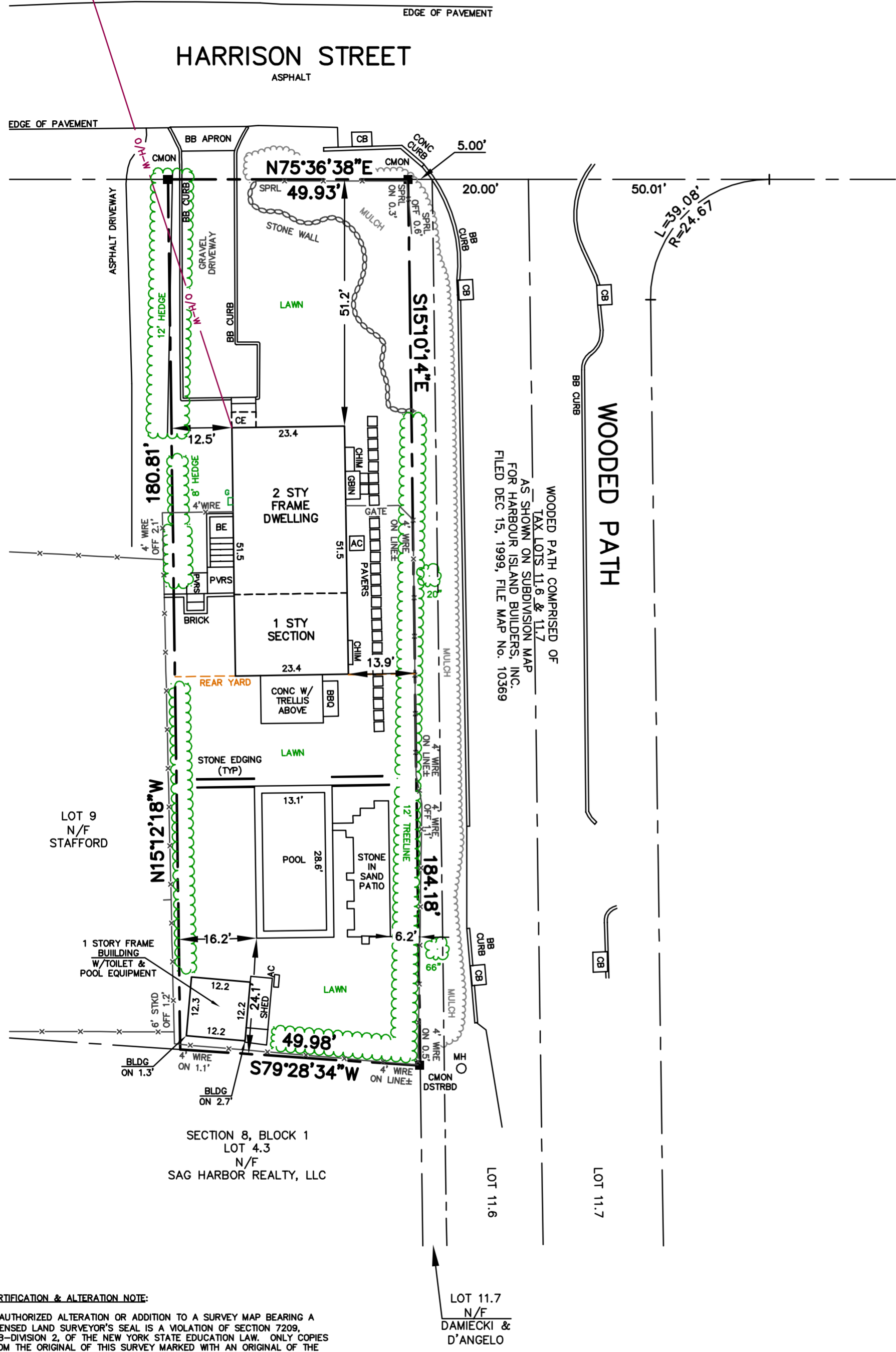
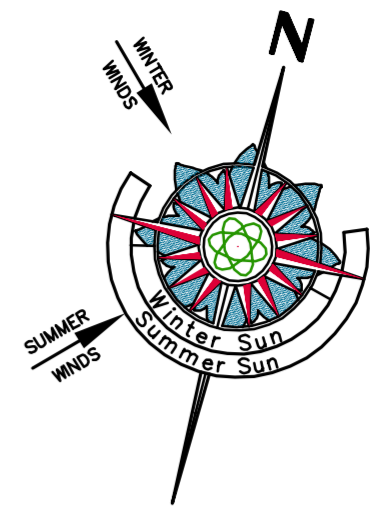


- MONUMENT
CONC or STONE
- ▲ STAKE
WOOD or
PLASTIC
- SPIKE, REBAR,
IRON PIPE, ETC



Deed North
TOTAL LOT AREA
9,100± SQ.FT.
0.209± ACRES.



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 SHOWN AS LOT 20 ON "DIAGRAM OF LAND & LOTS IN THE VILLAGE OF SAG HARBOR AS SOLD BY WM. R. POST ESQ ASSIGNEE OF ELEAZER LATHAM JUNE 15TH, 1861" BY D. H. HUNTING, SURVEYOR, FILED NOV 12, 1861 AS FILE MAP NO. 125.
3. SUBJECT PROPERTY IN ZONE "R20" WITH NO OVERLAY DISTRICT PER THE OFFICIAL ZONING MAP FOR THE INCORPORATED VILLAGE OF SAG HARBOR, LAST AMENDED APRIL 21, 2016. ALL ZONING REGULATIONS AND RESTRICTIONS SHOWN HEREON MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.
4. 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.
5. 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.
6. 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.

TABLE OF AREAS	(SQ. FT.)
TOTAL LOT SIZE	9,100
EXISTING BUILDING COVERAGE	1,425 (15.7%)
ALLOWED BUILDING COVERAGE	1,820 (20.0%)
(9,100 * 0.20)	
EXISTING TOTAL COVERAGE	2,251 (24.7%)
ALLOWED TOTAL COVERAGE	2,275 (25.0%)
(9,100 * 0.25)	
EXISTING REAR YARD COVERAGE	877 (22.1%)
ALLOWED REAR YARD COVERAGE	1,188 (30.0%)
(3,961 * 0.30)	

CERTIFIED TO:
90 VB RENTALS, LLC
BERNARD GOLDSMITH
VICTORIA PUCKETT
WESTCOR LAND TITLE
INSURANCE COMPANY



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 NFB	Project No: 23-037
Drawn By: FMH JML JER	Drawing Name: 23-037 TITLE
Checked By: FMH	Scale: 1" = 20'
Reviewed By: -	Date: 17 MAY 2023

90 VB RENTALS, LLC

PROPERTY SITUATE AT
90 HARRISON STREET
 VILLAGE OF SAG HARBOR, NEW YORK
 COUNTY OF SUFFOLK, TOWN OF EAST HAMPTON
 DISTRICT 302, SECTION 6, BLOCK 9, LOT 10

PREPARED BY
F. MICHAEL HEMMER, LS, P.G.
 PROFESSIONAL SURVEYING SERVICES
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 (631) 725-7199 INFO@FMHLS.COM

Sheet Title: **TITLE SURVEY** Sheet 1 OF 1