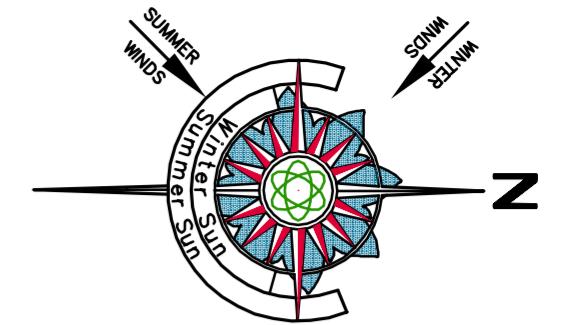


- MONUMENT  
CONC or STONE
- ▲ STAKE  
WOOD or  
PLASTIC
- SPIKE, REBAR,  
IRON PIPE, ETC
- W WETLANDS FLAG

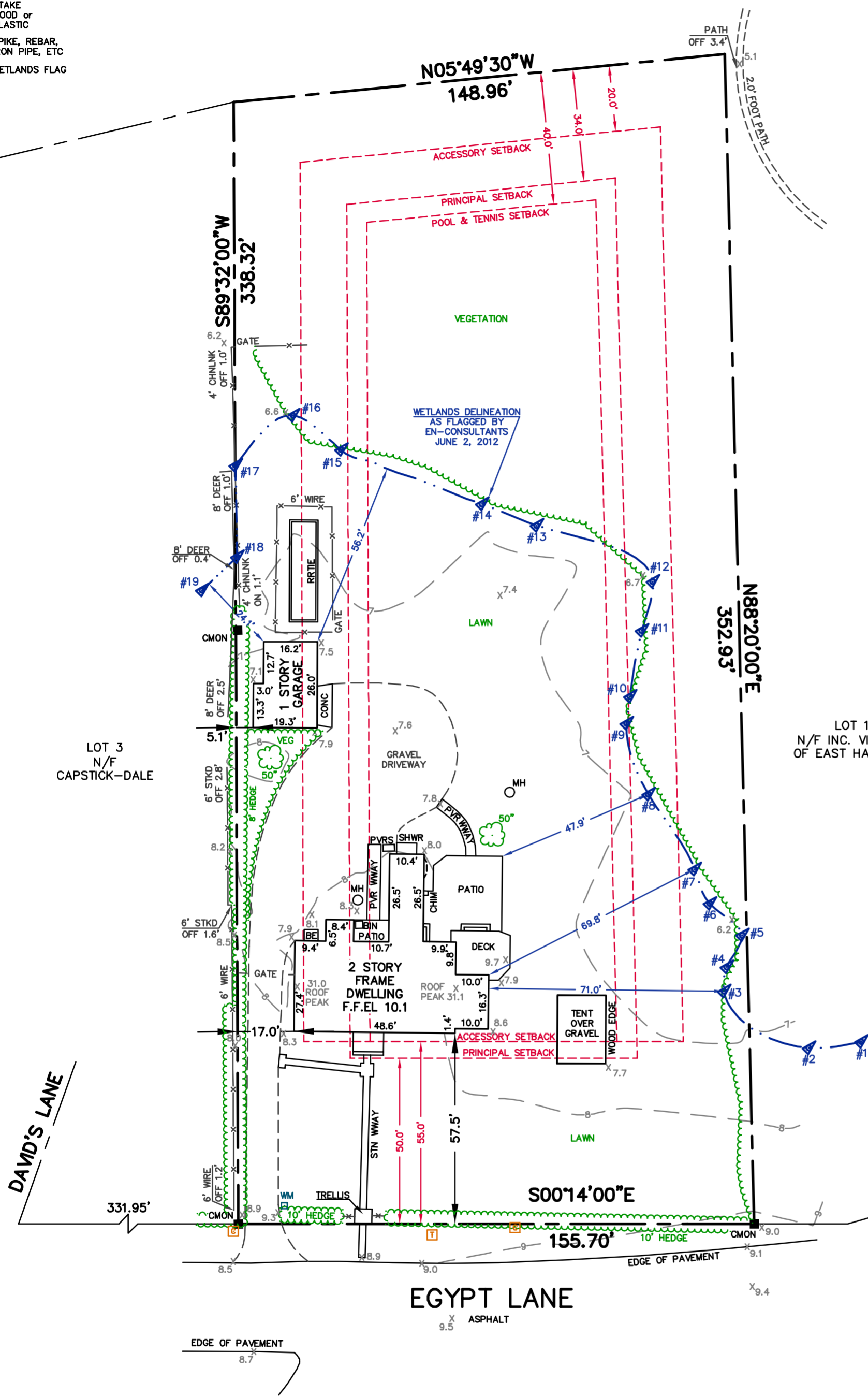
TABLE OF AREAS	(SQ. FT.)
TOTAL LOT SIZE	52,566
EXISTING PRINCIPAL BUILDING	1,830
EXISTING ACCESSORY STRUCTURES	462
EXISTING WALKS, PATIOS, ETC.	1,014
TOTAL EXISTING LOT COVERAGE	3,306
ALLOWED MAXIMUM LOT COVERAGE (52,566 * 0.20)	10,513
PRINCIPAL GROSS FLOOR AREA (GFA)	N/A
ALLOWED PRINCIPAL BUILDING GFA (52,566 * 0.10 + 1,000)	6,257
ALLOWED ACCESSORY BUILDING GFA (52,566 * 0.02 + 200)	1,251



Deed North  
TOTAL LOT AREA  
52,556± 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 "R40" WITH NO OVERLAY DISTRICT PER VILLAGE OF EAST HAMPTON GIS, 13 SEP, 2022. ZONING SETBACKS ALL ZONING REGULATIONS AND RESTRICTIONS SHOWN HEREON MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.
3. ALL NATURAL FEATURES SHOWN HEREON, INCLUDING BUT NOT LIMITED TO BLUFF CREST AND CLEARING LINES, MUST BE VERIFIED WITH APPROPRIATE REGULATORY AGENCIES.
4. SUBJECT PROPERTY ENTIRELY IN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD ZONE "AE10" AS SHOWN ON FLOOD INSURANCE RATE MAP FM36103C0558H, LAST REVISED SEPTEMBER 25, 2009.
5. 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.



LOT 1  
N/F INC. VILLAGE  
OF EAST HAMPTON

LOT 3  
N/F  
CAPSTICK-DALE

**CERTIFIED TO:**  
**ADRIENNE CONZELMAN**

**1" = 30'**

**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.

COPYRIGHT 2022 F. MICHAEL HEMMER, LS, P.C. ALL RIGHTS RESERVED

Field Work: JLA NB	Project No: 22-066
Drawn By: FMH JML JER	Drawing Name: 22-066 SITE
Checked By: FMH	Scale: 1" = 30'
Reviewed By: -	Date: 15 AUG 2022
Revisions: 03OCT22 SITE TRANS	

<b>CONZELMAN</b>	
PROPERTY SITUATE AT <b>93 EGYPT LANE</b> <b>VILLAGE OF EAST HAMPTON, NY</b> COUNTY OF SUFFOLK, TOWN OF EAST HAMPTON DISTRICT 301, SECTION 4, BLOCK 10, LOT 2	
PREPARED BY <b>F. MICHAEL HEMMER, LS, P.G.</b> PROFESSIONAL SURVEYING SERVICES PO BOX 1328, SAG HARBOR, NEW YORK 11963 (631) 725-7199 INFO@FMHLS.COM	
Sheet Title: <b>SITE SURVEY</b>	Sheet <b>1 OF 1</b>