

EASEMENT AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT AT THE TIME OF SURVEY.

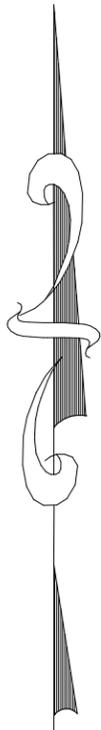
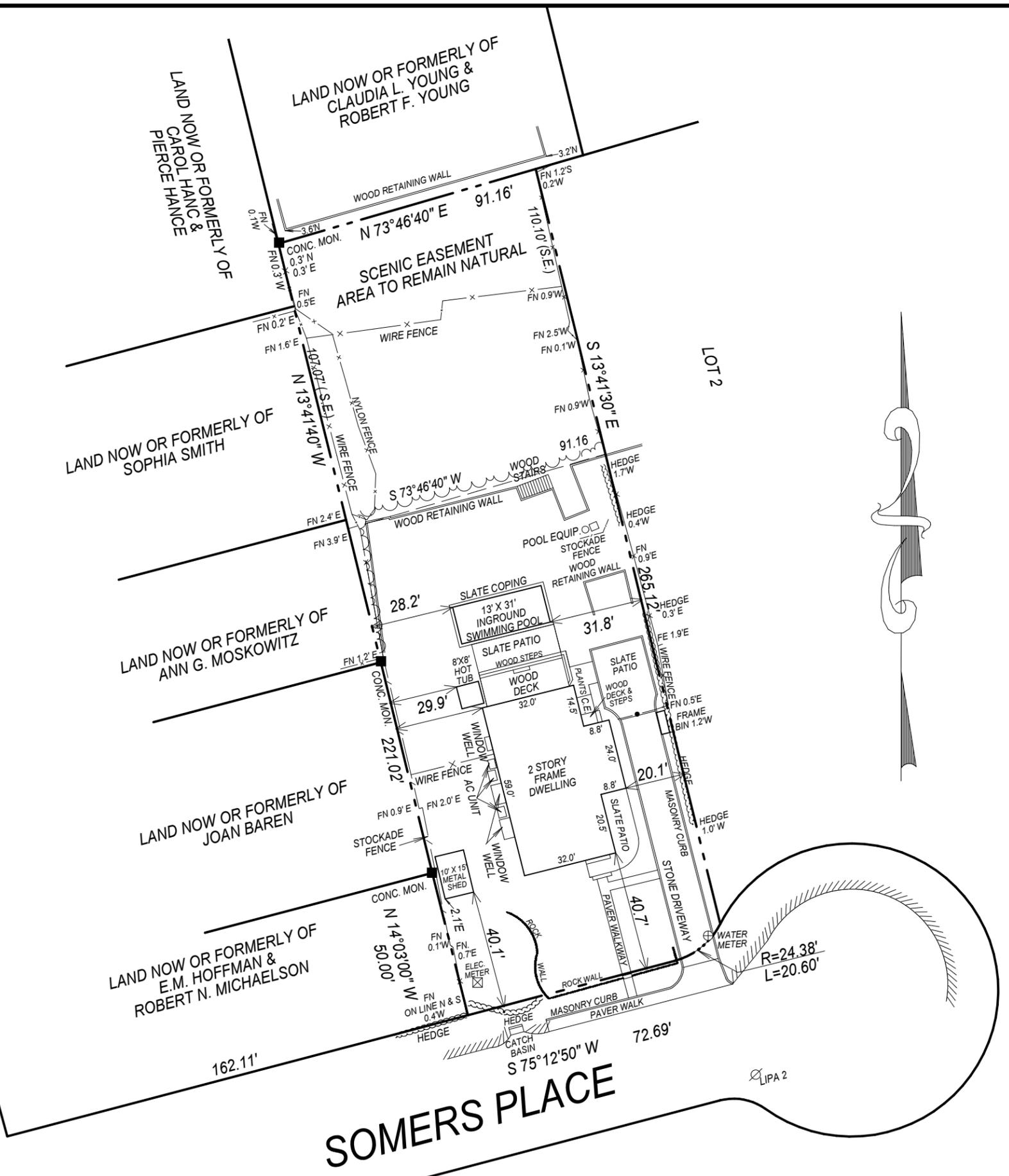
THE OFFSET (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITIONS TO BUILDINGS AND ANY OTHER CONSTRUCTION.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 1209 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS' EMBOSSED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TITLE COPY.

CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSONS FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

OAKLAND AVENUE



LOT AREA: 24,733 SQ.FT. = 0.568 ACRE
 CURRENT ZONING: R-20

ALLOWABLE BUILDING COVERAGE: 4,947 SQ.FT. = 20%
 BUILDING COVERAGE: 2,327 SQ.FT. = 9.4%

ALLOWABLE LOT COVERAGE : 6,183 SQ.FT. = 25 %
 LOT COVERAGE : 4,321 SQ.FT. = 17.5 %

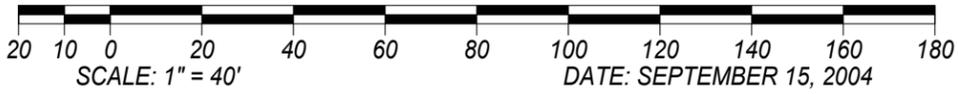
NOT COUNTED IN LOT COVERAGE:
 STONE DRIVEWAY: 984 SQ.FT.
 PAVER WALKWAY: 160 SQ.FT.

**SURVEY OF
 LOT 1
 MAP OF
 SOMERS PLACE
 SITUATE AT
 INCORPORATED VILLAGE OF
 SAG HARBOR
 TOWN OF SOUTHAMPTON
 SUFFOLK COUNTY, NEW YORK
 S.C.T.M. DIST. 0903 SEC. 006 BLK. 01 LOT 43.8**

CERTIFIED TO: JOHN G. SERPICO
 JAMES GRUND
 VERRAZANO CLOSING SERVICES, LTD.

JOB NO. 2004-440-L1
 MAP NO.: 6973
 FILED: APRIL 9, 1981
 REVISIONS:
 PLOT PLAN FOR BLDG.PERMIT 12/22/04
 ADD TEST HOLE,PREP.FOR BOH 2/23/05
 ADD SANITARY CX,PROP.REGRADE 3/23/05
 ADD WATER SERVICE 4/08/05
 ADD PROP.FENCE,POOL EQUIP.,
 DRYWELL ,ADD CERTS 7/05/05
 REV.TAX MAP # 7/11/05
 FINAL SURVEY 7/14/06
 UPDATE & RECERTIFY 12/13/06
 UPDATE & RECERTIFY: 2/25/19

LICENSE NO. 050363



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