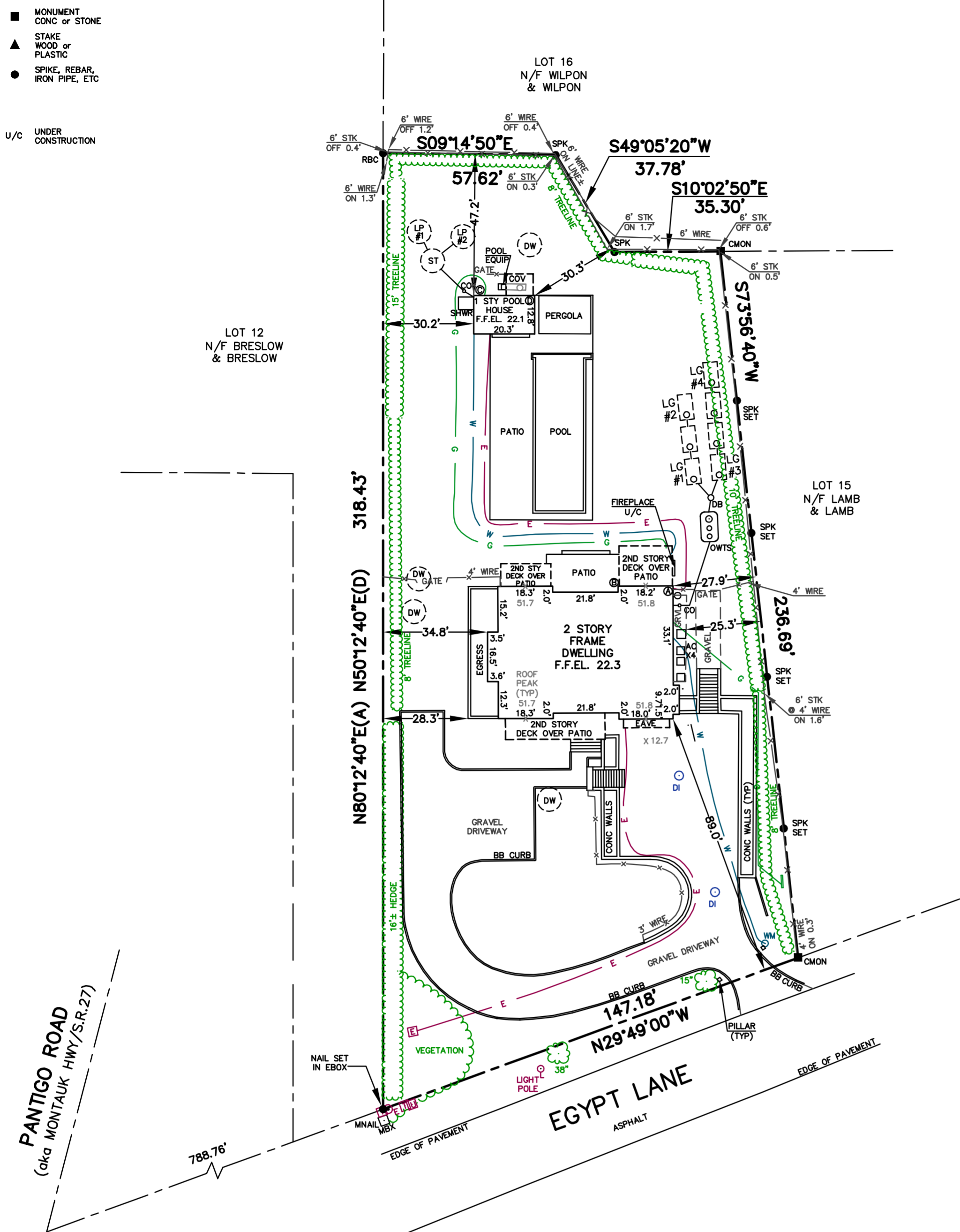


Deed North
TOTAL LOT AREA
35,160± SQ.FT.
0.807± ACRES



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 IN ZONE "R40" PER ZONING MAP FOR THE INCORPORATED VILLAGE OF EAST HAMPTON LAST DATED OCTOBER 15, 2004. ALL ZONING REGULATIONS AND RESTRICTIONS SHOWN HEREON MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.
3. BOUNDARY COURSES SHOWN HEREON WITH (A) OR (D) SUFFIX INDICATE ACTUAL (A) VERSUS DEED (D) OR FILE MAP (M) VALUES.
4. SUBJECT PROPERTY IN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD ZONE "X" AND "OUTSIDE 0.2% FLOOD PLAIN" AS SHOWN ON FLOOD INSURANCE RATE MAP FM36103C0558 H, LAST REVISED SEPTEMBER 25, 2009.
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. TOPOGRAPHIC TERRAIN CONTOURS SHOWN HEREON ARE COMPUTED FROM AERIAL LIGHT DETECTION AND RANGING (LIDAR) DATA OBSERVED BY THE NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION - UNITED STATES GEOLOGICAL SURVEY (NOAA/USGS) APRIL 2014. SPOT GRADES SHOWN HEREON ARE GROUND OBSERVATIONS AS OF THE ORIGINAL DATE OF THIS SURVEY MAP.
7. 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	35,160
EXISTING PRINCIPAL BUILDING	2,568
EXISTING ACCESSORY STRUCTURES	325
EXISTING WALKS, PATIOS, ETC.	4,261
=====	
TOTAL EXISTING LOT COVERAGE	7,143
ALLOWED MAXIMUM LOT COVERAGE (35,160 * 0.20 + 500)	7,532
PRINCIPAL GROSS FLOOR AREA (GFA)	4,513 ***
ALLOWED PRINCIPAL BUILDING GFA (35,160 * 0.10 + 1,000)	4,516
ACCESSORY BUILDING GFA	250 ***
ALLOWED ACCESSORY BUILDING GFA (35,160 * 0.02 + 200)	903

*** AS BUILT GFA PROVIDED BY
BRUCE A. T. SISK, R. A., AIA

CERTIFIED TO:
8:28 NY PROPERTIES LLC
JUDICIAL TITLE INSURANCE AGENCY
FIRST AMERICAN TITLE INSURANCE COMPANY
BANK OF AMERICA, NA

Field Work: JLA, JH	Project No: 22-107
Drawn By: FMH, JML, CFS, ER	Drawing Name: 22-107 TITLE
Checked By: FMH	Scale: 1" = 30'
Reviewed By:	Date: 04 NOV 22

8:28 NY PROPERTIES LLC
PROPERTY SITUATE AT
38 EGYPT LANE
VILLAGE OF EAST HAMPTON, NEW YORK
COUNTY OF SUFFOLK, TOWN OF EAST HAMPTON
DISTRICT 301, SECTION 4, BLOCK 7, LOT 14

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:
TITLE 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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SANITARY LOCATION TIES

ITEM	DIST 'A'	DIST 'B'	DIST 'C'	DIST 'D'
OWTS	26.0'	38.0'	26.0'	38.0'
DB	32.5'	43.0'	32.5'	43.0'
LG#1	36.0'	45.0'	36.0'	45.0'
LG#2	57.0'	62.0'	57.0'	62.0'
LG#3	40.0'	50.0'	40.0'	50.0'
LG#4	69.0'	75.0'	69.0'	75.0'
ST		18.0'		36.0'
LP#1		28.0'		44.0'
LP#2		20.0'		31.0'

