SURVEY OF
DESCRIBED PROPERTY
SITUATE AT
INCORPORATED VILLAGE OF
NORTH HAVEN
TOWN OF SOUTHAMPTON
SUFFOLK COUNTY,NEW YORK
S.C.T.M. DIST.0901 SEC.06 BLK.03 LOT 27.1

15 8 0 15 30 45 60 75 90 105 120 135
SCALE: 1" = 30'
DATE: NOVEMBER 6,2017

ELEVATIONS HEREON REFER TO NAVD 1988 AND REFER TO THE NYS 2014 SUFFOLK COUNTY LiDAR. THE ELEVATIONS AND CONTOURS HEREON ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS

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 TO BE USED FOR THE PLACEMENT OF NEW CONSTRUCTED, RETAINING WALLS, PODULS, PATIOS, PLANTING AREAS, ADDITIONS TO BUILDINGS AND ANY OTHER CONSTRUCTION.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE INKED SEAL (OR) AND SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TITLE COPY.

CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON(S) 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.

CERTIFIED TO:

JOB NO.2017-286
MAP NO.:
FILED:
REVISIONS:
REV. PROP. GAR. LOC.
REV. LOT COV. ADD PROP. REVEG. 12/22/17
LOC. FENCE, ADD DEED RESTRICTION NOTE. 5/7/18
RECERTIFY TO NEW OWNERS 5/14/2018
UPDATE SURVEY, ADD TOPOGRAPHY, LOCATE SPECIMEN TREES 2/15/23

STATE OF NEW YORK
JEFFREY W. HADERER
050538
LICENSED LAND SURVEYOR

JEFFREY W HADERER
N.Y.S.LICENSE NO. 050538

TWIN FORKS LAND SURVEYING
SUCCESSOR TO HANES ON SURVEYING, MARTIN D. HAND L.S.
188 W. MONTAUK HIGHWAY, UNIT E3
HAMPTON BAYS, NEW YORK 11946
(V) 631-369-8312 - (F) 631-369-8313
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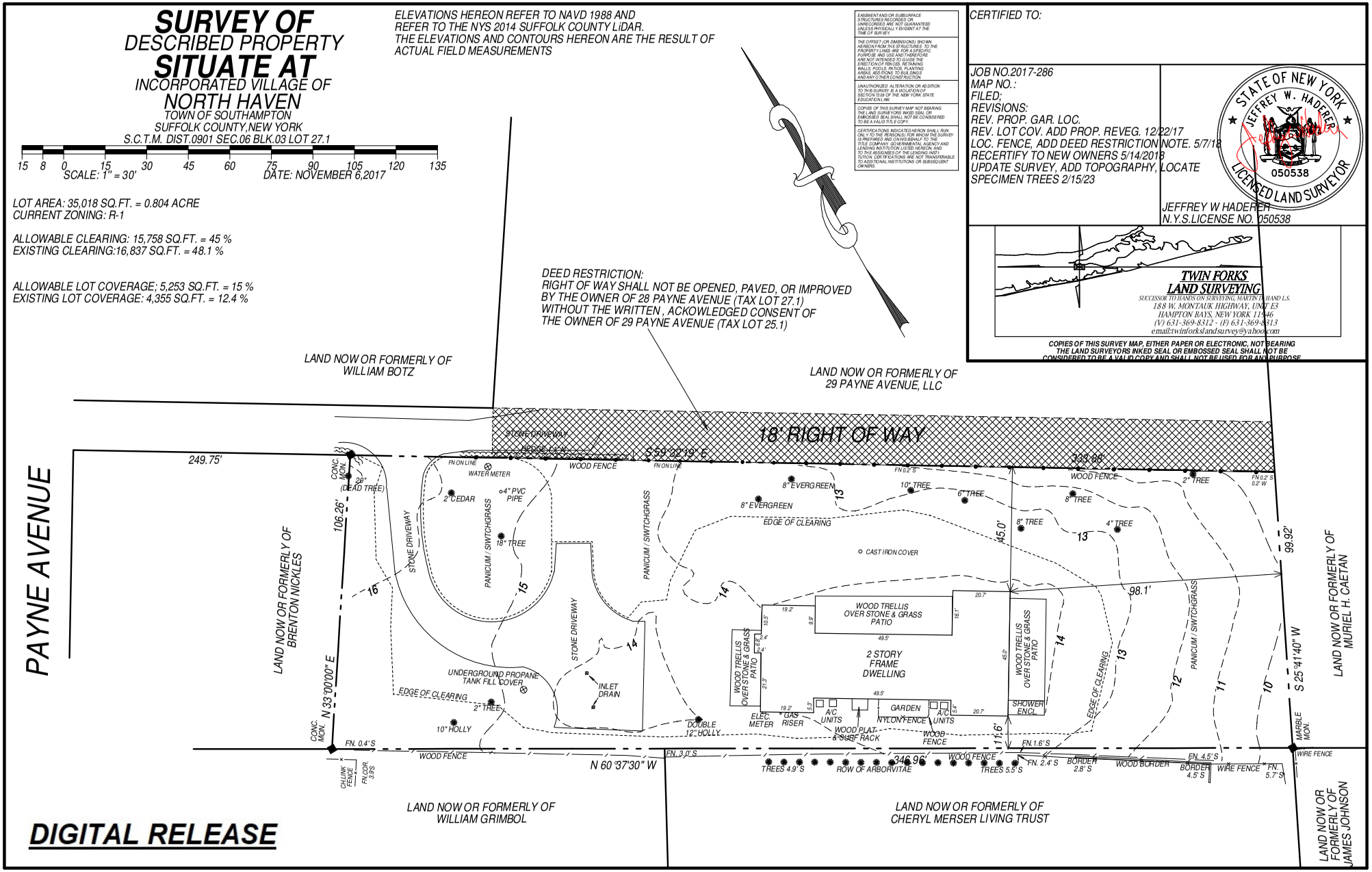
COPIES OF THIS SURVEY MAP, EITHER PAPER OR ELECTRONIC, NOT BEARING THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID COPY AND SHALL NOT BE USED FOR ANY PURPOSE

LOT AREA: 35,018 SQ.FT. = 0.804 ACRE
CURRENT ZONING: R-1

ALLOWABLE CLEARING: 15,758 SQ.FT. = 45 %
EXISTING CLEARING:16,837 SQ.FT. = 48.1 %

ALLOWABLE LOT COVERAGE; 5,253 SQ.FT. = 15 %
EXISTING LOT COVERAGE: 4,355 SQ.FT. = 12.4 %

DEED RESTRICTION:
RIGHT OF WAY SHALL NOT BE OPENED, PAVED, OR IMPROVED BY THE OWNER OF 28 PAYNE AVENUE (TAX LOT 27.1) WITHOUT THE WRITTEN , ACKOWLEDGED CONSENT OF THE OWNER OF 29 PAYNE AVENUE (TAX LOT 25.1)



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