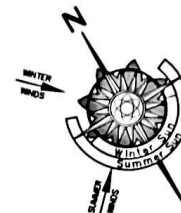
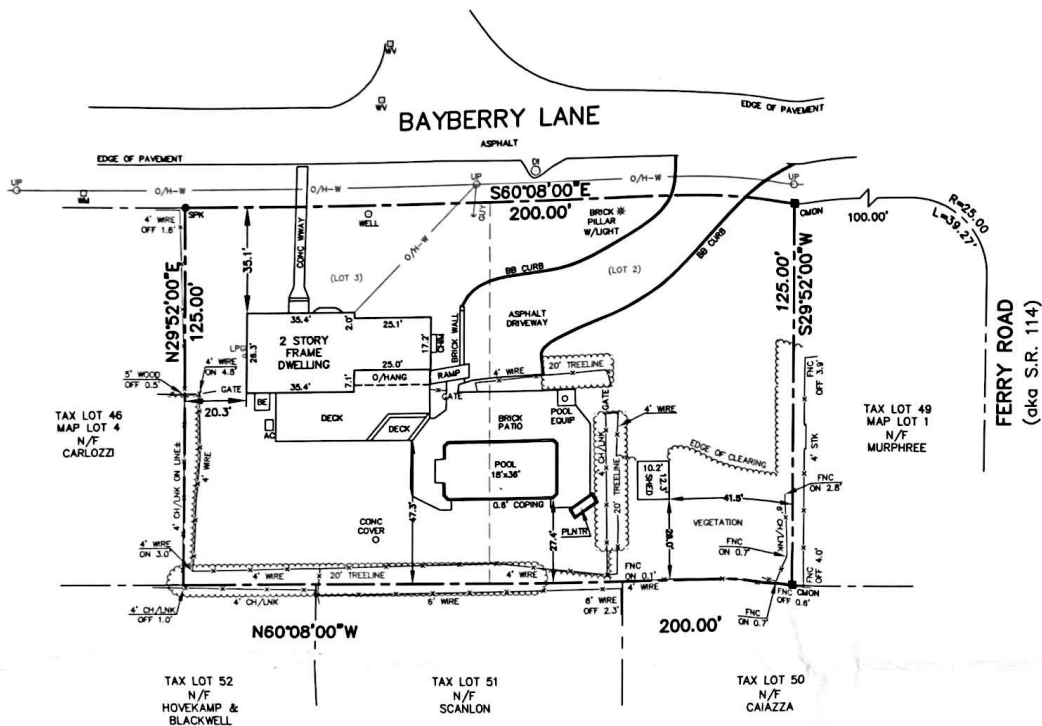


- EASEMENT
- ▴ ZONE W/ BOUND
- ▲ STATE
- ▲ WOOD W/ PLANTIC
- SPICE, REMAIN
- SIGN, PILE, ETC.



File Map North
TOTAL LOT AREA
25,000± 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 SHOWN AS LOTS 2 AND 3 ON "SUBDIVISION MAP; OF; BROADAGRES; SITUATE; NORTH HAVEN; TOWN OF SOUTHAMPTON; SUFFOLK COUNTY, N.Y." BY THEODORE F. SQUIRES, SOUTHAMPTON, NY, FILED AUG 26, 1953 AS FILE MAP NO. 2111.
3. SUBJECT PROPERTY IN ZONE "R2" PER ZONING MAP FOR THE INCORPORATED VILLAGE OF NORTH HAVEN, OCTOBER 2015. ALL ZONING REGULATIONS AND RESTRICTIONS SHOWN HEREON MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.
4. SUBJECT PROPERTY IN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD ZONE "X OUTSIDE 0.2% FLOOD PLAIN" AS SHOWN ON FLOOD INSURANCE RATE MAP FM3610300193M, 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.

CERTIFIED TO:
FRANCIS G. SCHIAVONI

TABLE OF AREAS	(SQ. FT.)
TOTAL LOT AREA	25,000
EXISTING TOTAL CLEARING ALLOWED TOTAL CLEARING	21,482 15,000
EXISTING TOTAL LOT COVERAGE ALLOWED TOTAL LOT COVERAGE	4,862 5,000
EXISTING DWELLING GFA ALLOWED DWELLING GFA	N/A 3,500
EXISTING ADDITIONAL GFA ALLOWED ADDITIONAL GFA	N/A 525
EXISTING TOTAL GFA ALLOWED TOTAL GFA	N/A 4,025

Field No.	Project No.
18-045	18-045
Drawn By	Drawing Name
FMH JER ACP	18-045.DWG
Checked By	Scale
FMH	1" = 30'
Reduced By	Date
KMS	07/25 JUL 2016
Revised	Drawn
248A23 CO UPDATE	03AU023 CERTIFICATION

SCHIAVONI
PROPERTY SITUATE AT
5 BAYBERRY LANE
VILLAGE OF NORTH HAVEN, NEW YORK
COUNTY OF SUFFOLK, TOWN OF SOUTHAMPTON
DISTRICT 901, SECTION 4, BLOCK 2, LOT 48.1

PREPARED BY
F. MICHAEL HEMMER, LS, P.G.

PROFESSIONAL SURVEYING SERVICES

PO BOX 1388, SAs HARBOR, NEW YORK 11963
(631) 728-7100 INFO@FMHLS.COM

Sheet Title:
CERTIFICATE OF OCCUPANCY 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.

COPYRIGHT 2023 F. MICHAEL HEMMER, LS, P.G. ALL RIGHTS RESERVED