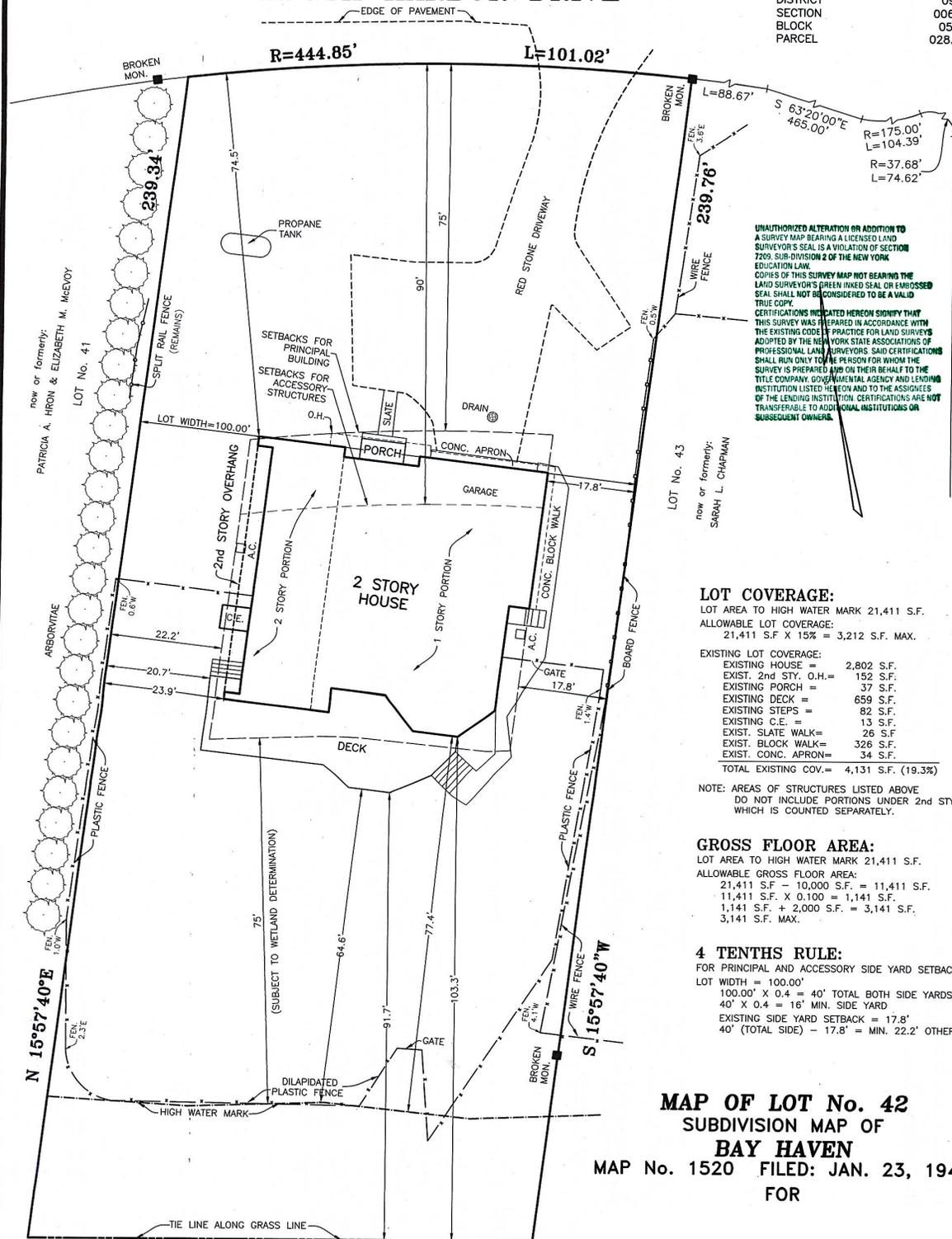


SOUTH HARBOR DRIVE

DISTRICT	0901
SECTION	006.00
BLOCK	05.00
PARCEL	028.000



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 EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S GREEN INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE 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 FOR WHOM THE SURVEY IS PREPARED AND ON THEIR 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.

LOT COVERAGE:

LOT AREA TO HIGH WATER MARK 21,411 S.F.
 ALLOWABLE LOT COVERAGE:
 21,411 S.F. X 15% = 3,212 S.F. MAX.

EXISTING LOT COVERAGE:

EXISTING HOUSE	= 2,802 S.F.
EXIST. 2nd STY. O.H.	= 152 S.F.
EXISTING PORCH	= 37 S.F.
EXISTING DECK	= 659 S.F.
EXISTING STEPS	= 32 S.F.
EXISTING C.E.	= 13 S.F.
EXIST. SLATE WALK	= 26 S.F.
EXIST. BLOCK WALK	= 326 S.F.
EXIST. CONC. APRON	= 34 S.F.
TOTAL EXISTING COV.	= 4,131 S.F. (19.3%)

NOTE: AREAS OF STRUCTURES LISTED ABOVE DO NOT INCLUDE PORTIONS UNDER 2nd STY. O.H. WHICH IS COUNTED SEPARATELY.

GROSS FLOOR AREA:

LOT AREA TO HIGH WATER MARK 21,411 S.F.
 ALLOWABLE GROSS FLOOR AREA:
 21,411 S.F. - 10,000 S.F. = 11,411 S.F.
 11,411 S.F. X 0.100 = 1,141 S.F.
 1,141 S.F. + 2,000 S.F. = 3,141 S.F.
 3,141 S.F. MAX.

4 TENTHS RULE:

FOR PRINCIPAL AND ACCESSORY SIDE YARD SETBACKS
 LOT WIDTH = 100.00'
 100.00' X 0.4 = 40' TOTAL BOTH SIDE YARDS
 40' X 0.4 = 16' MIN. SIDE YARD
 EXISTING SIDE YARD SETBACK = 17.8'
 40' (TOTAL SIDE) - 17.8' = MIN. 22.2' OTHER SIDE

MAP OF LOT No. 42
 SUBDIVISION MAP OF
BAY HAVEN
 MAP No. 1520 FILED: JAN. 23, 1947
 FOR

N 81°01'15"W 100.74
GREAT POND CREEK

REVISED: FEBRUARY 10, 2026 (BUILDING SETBACKS & COVERAGE)
 SURVEYED: DECEMBER 12, 2025

John Holden
 LESTER HOLDEN, L.S. No. 49548
 S. H. W. and S., LAND SURVEYORS, P.C.
SQUIRES, HOLDEN, WEISENBACHER & SMITH
 LAND SURVEYING ~ LAND PLANNING ~ ENGINEERING
 SOUTHAMPTON ~ NEW YORK



SITUATE
INC. VILLAGE OF NORTH HAVEN
 TOWN OF SOUTHAMPTON
 SUFFOLK COUNTY, NEW YORK

AREA = 24,148 S.F. (0.554 ACRE)
 (TO TIE LINE)

SCALE: 1" = 20'