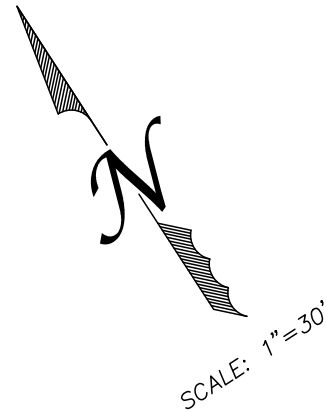
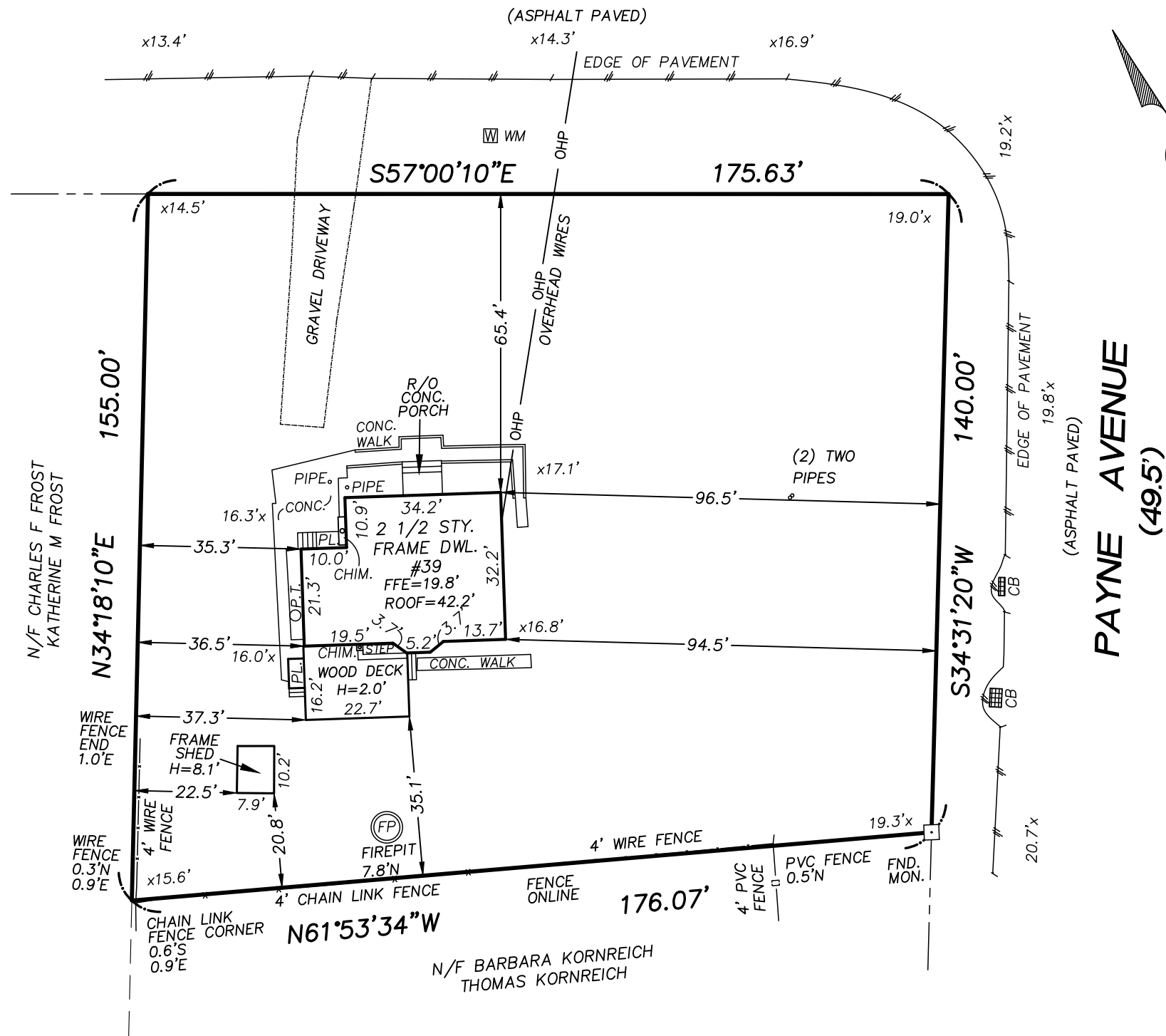


**PAYNE AVENUE (49.5')**

**SURVEY OF  
DESCRIBED PROPERTY**

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

S.C.T.M. 0901-006.00-03.00-019.003



**EXIST. LOT COVERAGE:**

HOUSE:	1,407 SQ.FT.
1 SHED:	83 SQ.FT.
TOTAL LOT COVERAGE:	1,490 SQ.FT./5.7%
MAX LOT COVERAGE	5,175 SQ.FT./20%

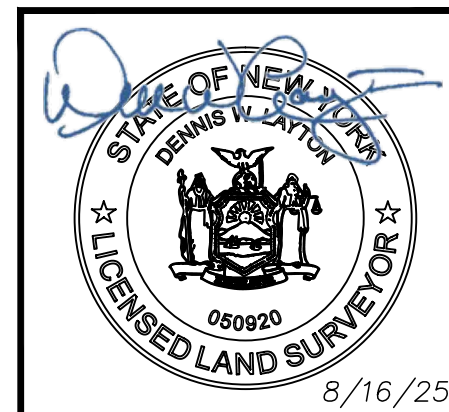
**NOTES:**

1. PROPERTY ADDRESS: 39 PAYNE AVENUE, SAG HARBOR, NEW YORK 11963.
2. LOT AREA = 25,855 SQ.FT. (0.593 ACRES).
3. ELEVATIONS AS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).
4. PROPERTY CORNER MONUMENTS WERE NOT SET AS A PART OF THIS SURVEY.
5. ALL DISTANCES ARE IN US SURVEY FOOT.
6. SURVEYED ON JULY 9, 2025.

DENNIS W. LAYTON  
PROFESSIONAL LAND SURVEYOR  
NEW YORK LICENSE NO. 050920

**CERTIFIED TO:**

PATRICIA SHUFORD



**STANDARD NOTES:**

1. COPYRIGHT 2025 DENNIS W. LAYTON LAND SURVEYOR, P.C.
2. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW.
3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE, AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
4. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE 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, INC. THE CERTIFICATION IS LIMITED TO THE PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
5. THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.
6. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY.
7. 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 TYPE OF CONSTRUCTION.
8. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID COPY.



**DENNIS W. LAYTON  
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