

PROPERTY LOCATED AT HAYGROUND (BRIDGEHAMPTON)  
 LOT No. 4  
 MAP OF KELLIS POND WEST  
 FILED: AUGUST 16, 2000; FILE No. 10490  
 TOWN OF SOUTHAMPTON  
 SUFFOLK COUNTY, NEW YORK  
 S.C.T.M. # 900-084-01-32.4  
 AREA = 40,500 SF. = 0.9298 ACRES  
 SCALE: 1"=40'

NOTE: THE EXISTENCE OF RIGHT OF WAYS,  
 WETLANDS AND/OR EASEMENTS OF RECORD  
 IF ANY, NOT SHOWN ARE NOT GUARANTEED.

NOTE: WATER LINE AND SEPTIC SYSTEM  
 LOCATION BY OTHERS

R-40 ZONING PER FILE MAP ZONING MODIFICATIONS

COVERAGE CALCULATIONS:

ALLOWABLE LOT (BUILDING) COVERAGE = 20% = 8,100 SF  
 EXISTING BLDG COVERAGE = 9.19% = 3,723 SF  
 RESIDENCE, TRELIS, POOL HOUSE

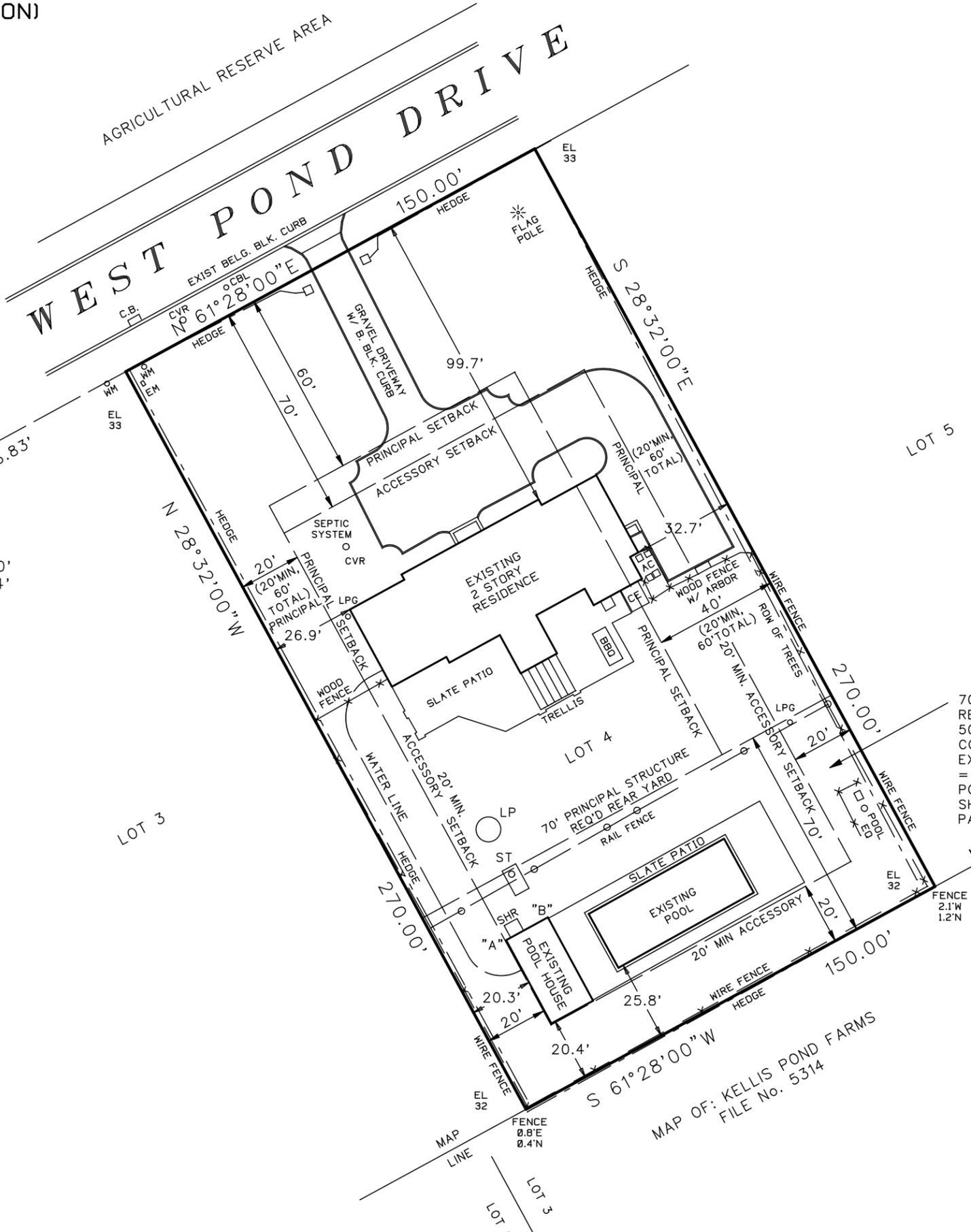
RAD = 25.00'  
 LEN = 36.54'

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 LAND SURVEYORS INKED  
 OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO  
 THE PERSON 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.  
 GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL  
 INSTITUTIONS OR SUBSEQUENT OWNERS.

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70' PRINCIPAL STRUCTURE  
 REAR YARD AREA = 10,500 SF  
 50% MAXIMUM ALLOWED  
 COVERAGE = 5,250 SF  
 EXISTING COVERAGE  
 = 1,484 SF = 28.3%  
 POOL HOUSE, POOL,  
 SHOWER, POOL EQ.  
 PATIO AT GRADE - NOT INCLUDED

**SURVEYED BY:**  
**BARYLSKI LAND SURVEYING**  
 2320 MAIN ST. P.O. BOX 1302  
 NEWMAN VILLAGE CONDO.  
 BRIDGEHAMPTON, NEW YORK  
 631-537-7944  
 JUNE 2, 2011

9-1-2011: REVISE POOL HOUSE  
 1-19-2012: REVISE SEPTIC LAYOUT  
 2-22-2012: UPDATE SURVEY  
 7-3-2012: UPDATE SURVEY  
 1-14-2013: REVISE WATER LINE  
 6-11-2025: ZONING & SETBACKS

MAP OF: KELLIS POND FARMS  
 FILE No. 5314

