11662 ~ 83087

(Vacant)

now or formerly Town of Southampton & Deborah Shanaman, et al (Development Rights)

(Vacant)

now or formerly Town of Southampton & Deborah Shanaman, et al (Development Rights)

AGRICULTURAL RESERVE EASEMENT TO THE TOWN OF SOUTHAMPTON. PROPERTY TO REMAIN IN PRIVATE OWNERSHIP.

S 70° 49' 32" E

S 66° 06' 22" E

30' WIDE SCENIC BUFFER

NATURAL VEGETATION

APPROX. LOCATION OF PROPOSED BRIDGE

END OF PROP. COMMON DRIVE

PROPOSED COMMON DRIVEWAY

80' FRONT YD.

TEST HOLE

16 LOT No. 10 108,956 S.F. (including area in proposed trail easement)

PLANNING BOARD APPROVAL OF SITE PLAN REQUIRED FOR LOT 10, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY CONSTRUCTION.

14 LOT No. 9 81,795 S.F.

12 LOT No. 8 82,567 S.F.

10 LOT No. 7 74,848 S.F.

8 LOT No. 6 71,056 S.F.

6 LOT No. 5 71,839 S.F.

3 30,898 S.F. 0.712 Ac.

DANNELLE'S WAY

NOTE: EXISTING WELL & SANITARY LOCATION AS PER OWNER

WELL

S.T.

C.F.

now or formerly George & Susan Guyer

S 22°08'42" W 205.05'

S 81° 47' 30" E 345.75'

PROPOSED WATER MAIN

PROPOSED FIRE HYDRANT

TEST HOLE

2 LOT No. 4 82,594 S.F.

90

N 58°01'55" W 304.52'

N 66° 06' 22" W 378.66'

N 18° 52' 58" E 233.34'

N 68°07'41" E 78.12'

163.52'

S 66° 06' 22" E

N 66° 06' 22" W 290.09'

224.00'

243.00'

1,156.06'

305.19'

1,148.49'

NOTE: ALL UTILITES TO BE INSTALLED ALONG THE SOUTH SIDE OF DANNELLES WAY AND THE SOUTH SIDE OF COMMON DRIVEWAY.

N 04° 07' 07" E

100' EXISTING VEGETATION

WIDE

N 66°06'22" W 291.15'

N 04°07'07" E 38.11'

PROPOSED TRAIL EASEMENT (TO TOWN OF SOUTHAMPTON)

4 BUILDING ENVELOPE FOR AGRICULTURAL BUILDINGS 86,062 S.F.

AGRICULTURAL RESERVE EASEMENT TO THE TOWN OF SOUTHAMPTON. PROPERTY TO REMAIN IN PRIVATE OWNERSHIP. 849,821 S.F. 19.509 Ac. (including area in proposed trail easement)

(Vacant)

N 34°30'05" E

LOT No. 3 86,096 S.F.

(HOUSE ON LOT No. 3 TO BE CONNECTED TO PUBLIC WATER)

110

N 54° 08' 53" W

BARN

LOT No. 2 73,722 S.F.

120

ALL BUILDINGS IN LOT 2 TO BE REMOVED

TEST HOLE

N 18° 10' 46" W

AREA TO BE OFFERED FOR DEDICATION TO THE TOWN OF SOUTHAMPTON 11,405 S.F.

LOT No. 1 71,805 S.F.

130

GREENBELT

N 22° 42' 42" W

N 62° 15' 54" W 622.50'

S 62° 15' 54" E

PROPOSED TRAIL EASEMENT (TO TOWN OF SOUTHAMPTON)

449.40'

N 59°30'16" W 223.35'

GUYER WAY

S 34° 49' 55" W 302.07'

PROPOSED WATER MAIN

No Wells or Cesspools within 150'

EXISTING PAVEMENT

(Vacant)

Atlantic

Golf

Inc.

Clubs

now or formerly Short's Pond Associates

(Vacant)

TEST HOLE #1

TOP SOIL	0.3'
LOAM	1.3'
GRAVEL & SAND	1.0'
GRAVEL & SAND	14.0'

TEST HOLE #2

TOP SOIL	1'
LOAMY CLAY	5'
SAND & GRAVEL	11'

TEST HOLE #3.

TOP SOIL	1'
LOAMY SAND & GRAVEL	1'
SAND & GRAVEL	15'

SUFFOLK COUNTY TAX MAP

DISTRICT 0900
SECTION 049.00
BLOCK 01.00
PARCEL 002.000 & 003.000

NOTE: THIS PROPERTY IS IN CLOSE PROXIMITY TO PRESERVED FARMLAND WHICH IS INTENDED TO BE USED FOR AGRICULTURAL PURPOSES.

This is to certify that this subdivision plat has been approved by the Planning Board of the Town of Southampton by resolution dated April 16, 1998 dwr

Date of Signing 12-10-98

Town of Southampton Planning Board

R. Blair McLaughlin Secretary

The Subdivider has irrevocably offered to cede title to the Town of Southampton of land areas designated for streets, widening of streets, drainage easements, parks, recharge basins and any other lands noted on this plat for dedication to the Town. Approval of this plat does not constitute acceptance by the Towns of the offer of dedication.

This is to certify that all lots and parcels shown on this plat comply with the requirements of the Town of Southampton Zoning Law, except as modified by the Planning Board pursuant to Section 276 of the Town Law and Chapter 247 (Open Space Law) of the Town Code. Such modifications of the applicable provisions of the Zoning Ordinance, as note hereon, have been granted simultaneously with the approval of this plat.

I hereby certify that this map was made by me from actual surveys completed November 27, 1996 and that all concrete monuments shown hereon exist, and that their positions are correctly shown.

10/20/98 Date of Signature

John Holden Signature of Surveyor

LESTER HOLDEN L.S. No. 49548
S.H.W. & S., LAND SURVEYORS, P.C.

SQUIRES, HOLDEN, WEISENBACHER & SMITH
LAND SURVEYORS ~ ENGINEERS
SOUTHAMPTON ~ NEW YORK

PLAT PREPARED : April 11, 1997

No.	Date	Revision
1	5-13-97	
2	8-12-97	LOC. OF ADJACENT WELL & SANITARY SYS.
3	10-15-97	PROPOSED TRAIL EASEMENT
4	3-2-98	RE-ALIGNED ROAD & LOTS
5	6-12-98	RE-ALIGNED COS-DE-SAC

ENGINEERS ~ LAND SURVEYORS
S., H., W. & S. P.C.
Squires, Holden, Weisenbacher & Smith
46 Jagger Lane
Southampton, N.Y.

OWNER ~ DEVELOPER
VICTOR, JOSEPH, & GEORGE GUYER, Victor K Guyer
GUYER RD.
BRIDGEHAMPTON

DEVELOPER
JAY BIALSKY c/o CHATEAU CONSTRUCTION
BOX 543
SAGAPONACK, N.Y.

STREET ADDRESS NUMBERS SHOWN THUS 8

SUBDIVISION DATA

Total Area =	40.270 Acres
Total No. of Lots =	10
Building Zone:	CR-80
Postal District	Bridgehampton
Fire District	Bridgehampton
School District	Bridgehampton U.F.S.D.
Water District	S.C.W.A.
Average Lot Size	81,726 S.F.

The water supply and sewage disposal systems for all lots in this development comply with the standards and requirements of the Suffolk County Department of Health.

John L. Holden

JOHN L HOLDEN P.E. No. 22118

NOTE: DIMENSIONAL REGULATIONS FOR THIS SUBDIVISION SHALL BE THOSE PRESCRIBED FOR THE CR-80 ZONING DISTRICT AS OF THE DATE OF APPROVAL OF THIS PLAT, WITH THE EXCEPTION THAT LOT 9 SHALL UTILIZE CR-40 ZONING.

10218 #FILE No.

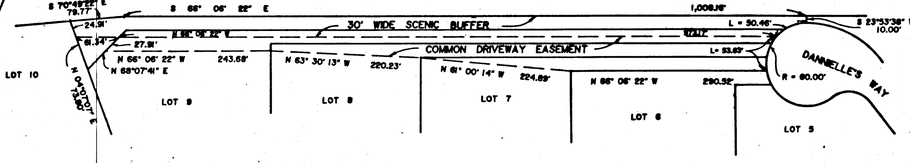
13610 #ABS. No.

FILED DEC 18 1998

FILED

DEC 18 1998 @ 4:05 PM

EDWARD P. ROMAINE
CLERK OF SUFFOLK COUNTY



DETAIL OF SCENIC BUFFER & COMMON DRIVEWAY EASEMENT
SCALE: 1" = 100'

SUBDIVISION MAP OF

ATLANTIC GREEN

A PLANNED RESIDENTIAL COMMUNITY

SITUATE

BRIDGEHAMPTON

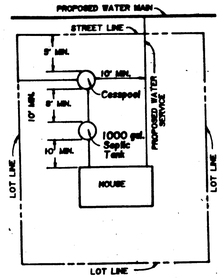
TOWN OF SOUTHAMPTON

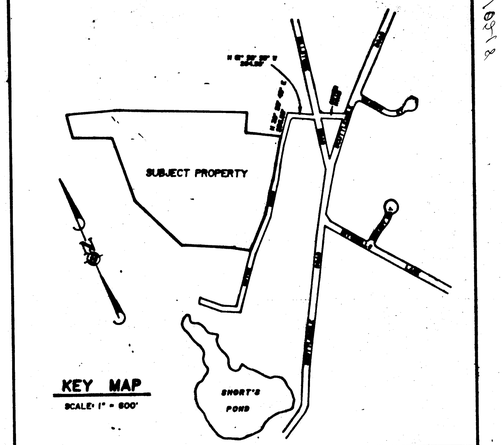
SUFFOLK COUNTY, N. Y.

SCALE: 1" = 100'

0 25 50 75 100 150 200 300 400

Aug 17, 1998





KEY MAP
SCALE: 1" = 600'

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
HAUPPAUGE, N.Y.

Date Aug 19, 1998

This is to certify that the proposed Realty Subdivision or Development for ATLANTIC GREEN in the (T) Southampton with a total of 10 lots was approved on the above date. Water Supplies and Sewage Disposal Facilities must conform to construction standards in effect at the time of construction and are subject to separate permits pursuant to those standards. This approval shall be valid only if the realty subdivision/development map is duly filed with the County Clerk within one year of this date. Consent is hereby given for the filing of this map on which this endorsement appears in the Office of the County Clerk in accordance with provisions of the Public Health Law and the Suffolk County Sanitary Code.

Joseph H. Baier, P.E.
Director, Division of Environmental Quality

SUBJECT TO COVENANTS & RESTRICTIONS LIBER 11847 PAGE 464