

**SURVEYED FOR JAMES SAAKVITNE
 PROPERTY LOCATED AT BRIDGEHAMPTON
 TOWN OF SOUTHAMPTON
 SUFFOLK COUNTY, NEW YORK
 S.C.T.M. # 900-071-03-35
 AREA = 30.908 SF. = 0.7095 ACRES
 SCALE: 1"=40'**

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

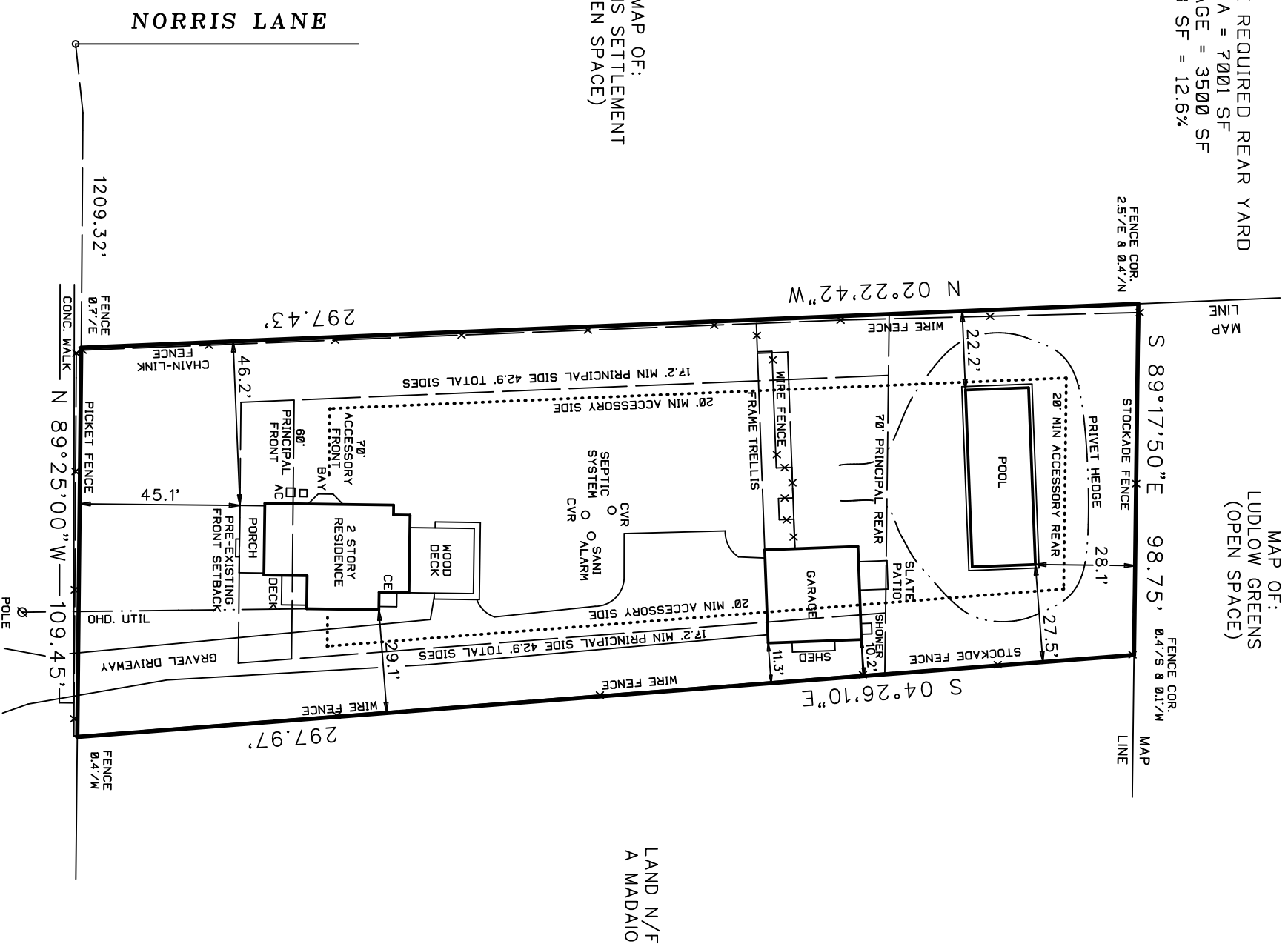
PROPERTY ZONED R-40

MAX ALLOWED LOT (BUILDING COVERAGE) = 20% = 6181 SF
 EXISTING COVERAGE = 1911 SF = 6.18%
 RESIDENCE W/ PORCH = 1190 SF
 GARAGE W/ SHED = 721 SF

PRE-EXISTING NON CONFORMING LOT
 VERIFY USE OF 4/10THS SIDE YARD RELIEF PROVISION
 LOT WIDTH AT 60' PRINCIPAL FRONT YARD = 107.3'
 107.3 X 0.4 = 42.9' TOTAL SIDES
 MIN SIDE YARD = 42.9 X 0.4 = 17.2'

70' PRINCIPAL STRUCTURE REQUIRED REAR YARD
 REQUIRED REAR YARD AREA = 7001 SF
 50% MAX ALLOWED COVERAGE = 3500 SF
 EXISTING COVERAGE = 883 SF = 12.6%
 POOL = 883 SF

MAP OF:
 LUDLOW GREENS
 (OPEN SPACE)



MAP OF:
 PARSONS SETTLEMENT
 (OPEN SPACE)

LAND N/F
 A MADAI0

MONTAUK HIGHWAY (S.R. 27)

CERTIFIED TO:
 JAMES SAAKVITNE

John Barlski

26090-Z

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.

SURVEYED BY:
 BARYLSKI LAND SURVEYING
 2320 MAIN ST. P.O. BOX 1302
 NEWMAN VILLAGE CONDO.
 BRIDGEHAMPTON, NEW YORK
 (631-537-7944)
 DECEMBER 21, 2023

