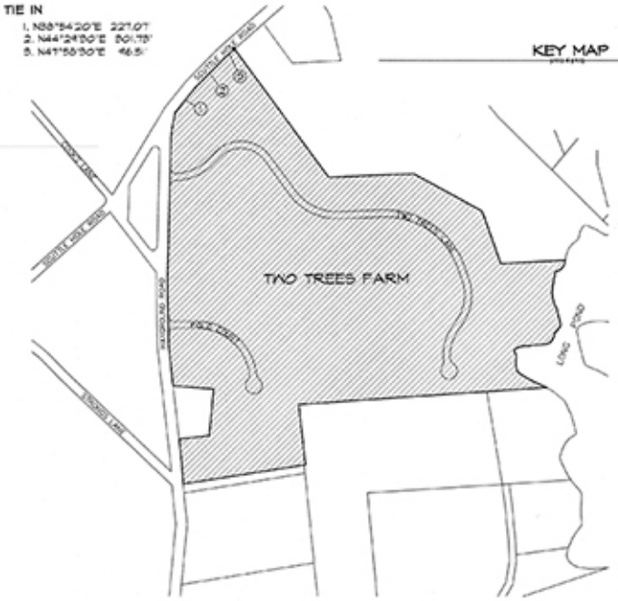
TIE IN
1. N88°54'20"E 227.07'
2. N44°24'50"E 501.78'
3. N41°55'50"E 46.51'

KEY MAP

SCALE: 1"=600'



COVENANTS

A DECLARATION OF COVENANTS HAS BEEN FILED WITH THE SUFFOLK COUNTY CLERK'S OFFICE WHICH AFFECTS LOTS IN THIS SUBDIVISION. SUCH COVENANTS RUN WITH THE LAND. SEE THE RECORDED DOCUMENT FOR DETAILS.

NOTES

ROADS AND DRAINAGE FACILITIES SHALL BE OWNED OR CONTROLLED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

FERTILIZER DEPENDENT VEGETATION SHALL BE LIMITED TO 15% OF THE AREA OF EACH OF LOT 1 THRU LOT 16 & LOT 19.

THE LOTS SHOWN HEREON ARE ADJACENT TO AN ACTIVE FARM OR WITHIN 500 FEET OF FARMS WITHIN A N.Y.S. AGRICULTURAL DISTRICT AND OWNERS MAY BE SUBJECT TO THE NOISE, DUST, ODORS AND SPRAYING APPLICATIONS NORMALLY ASSOCIATED WITH AGRICULTURAL ACTIVITIES.

THE GREATEST EXTENT THAT THE PROPOSED ROAD SECTION SLOPE EXTEND INTO THE LOTS IS LESS THAN 10 FEET, THEREFORE A 10 FOOT WIDE TEMPORARY SLOPE (GRADING) EASEMENT IS INDICATED ON ALL LOTS ADJACENT TO THE PROPOSED ROADS.

PADDOCK FENCES ARE SHOWN IN THEIR EXISTING LOCATIONS OR AS THEY MAY BE RELOCATED.

THE LOCATION OF PROPOSED FIRE HYDRANTS SHOWN HEREON ARE IN ACCORDANCE WITH CORRESPONDENCE FROM THE BRIDGE HAMPTON FIRE DISTRICT.

THE WATER MAINS SHALL BE OWNED AND MAINTAINED BY THE SUFFOLK COUNTY WATER AUTHORITY.

THERE SHALL BE A TEMPORARY GRADING EASEMENT ON LOT 1, LOT 2, LOT 3, LOT 4, AND LOT 5 SO AS TO PERMIT REGRADING OF THESE LOTS AS SHOWN ON THE FINAL ROAD & DRAINAGE PLANS.

PROVIDE STORM WATER COLLECTION & RECHARGE FACILITIES FOR A 2" RAINFALL EVENT FOR ALL FUTURE IMPERVIOUS SURFACES INCLUDING ROOFS, DRIVEWAYS, TENNIS COURTS ETC...

OWNERS

TWO TREES FARMS, INC.
c/o TWO TREES MANAGEMENT
25 WASHINGTON STREET
BROOKLYN, N.Y. 11201 — 900-67-1-2.10

JANES FARM, INC.
c/o TWO TREES MANAGEMENT
25 WASHINGTON STREET
BROOKLYN, N.Y. 11201 — 900-67-1-2.12

TWO TREES LLC
c/o TWO TREES MANAGEMENT
25 WASHINGTON STREET
BROOKLYN, N.Y. 11201 — 900-88-1-1.1

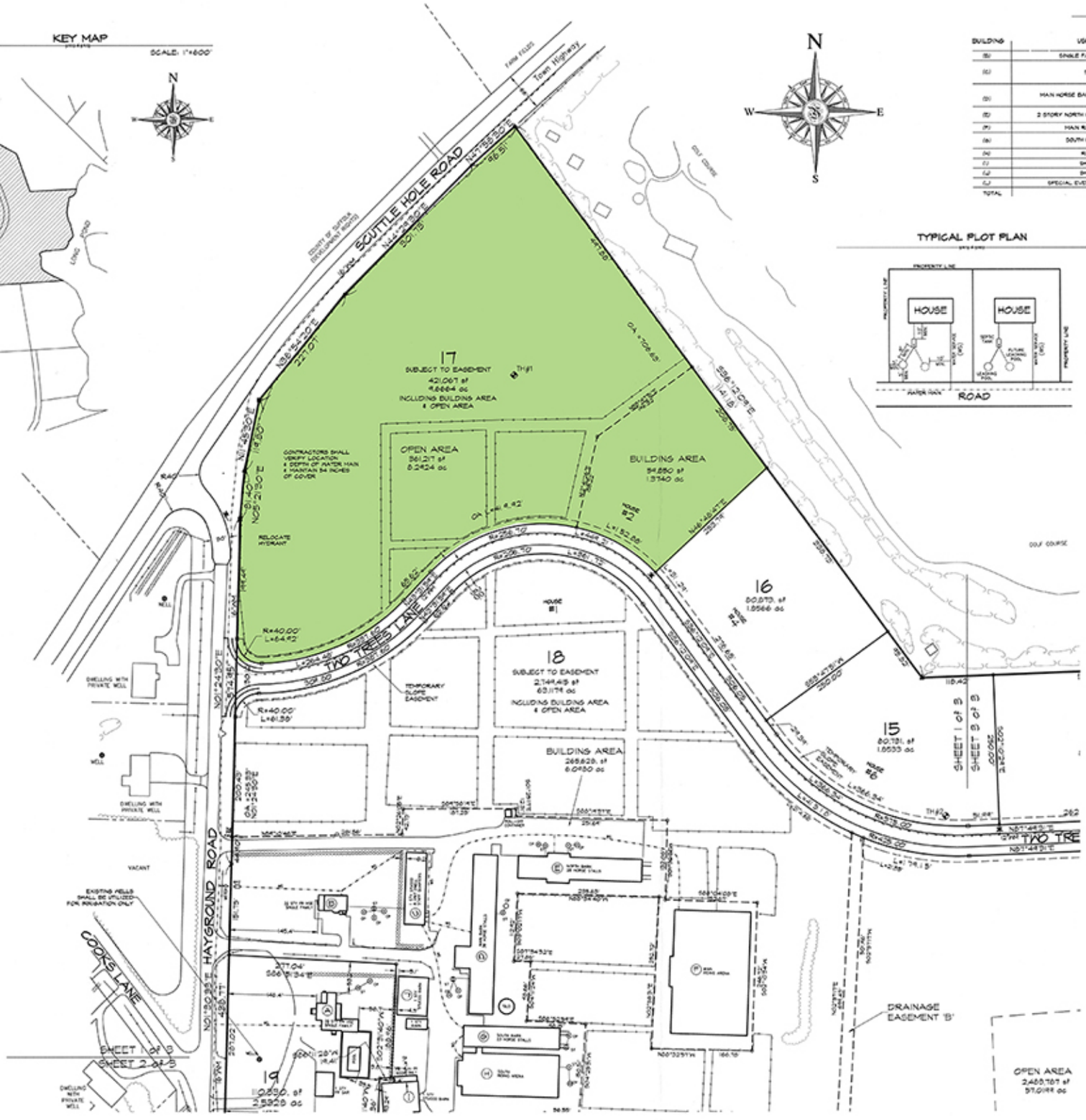
PLANNING BOARD CERTIFICATION

"THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN APPROVED BY THE PLANNING BOARD OF THE TOWN OF SOUTHAMPTON."

DATE OF APPROVAL

BY
CHAIRPERSON'S OR SECRETARY'S SIGNATURE

DATE OF CERTIFICATION



TYPICAL PLOT PLAN

SANITA

BUILDING	USE
(5)	SINGLE FAMILY HOUSE
(6)	STAFF HOUSE
(9)	MAIN HORSE BARN & OFFICE
(10)	2 STORY NORTH HORSE BARN
(11)	MAIN RIDING ARENA
(16)	SOUTH HORSE BARN
(14)	RIDING ARENA
(1)	SHOP BUILDING
(2)	SHOP BUILDING
(3)	SPECIAL EVENT TRAILERS
TOTAL	

SANITAR

GROUNDWAT
METHOD OF
ALLOWABLE

ALLOWAB
63.1174 AC.

PROPOSED
LOT 15 (SE

SUFFOL

APPROVED IN A
COUNTY SANITA
OR LESS THAN
RED-DENSES T
SQUARE FEET.

PREMISES COVE
RESTRICTIONS

SUBJECT

DATE

THIS IS TO CER
TWO TREES FA
APPROVED ON
MUST CONFORM
CONSTRUCTION
STANDARDS, T
DEVELOPMENT
DATE CONDIT
ENDORSED IN
PROVISIONS O