

Deed North  
TOTAL AREA  
84,484± SQ.FT.  
1.939± ACRES

- NOTES:**
1. SURVEY CONDUCTED WITHOUT BENEFIT OF COMPLETE TITLE REPORT. EASEMENTS OF RECORD FOR WHICH DOCUMENTATION HAS BEEN PROVIDED ARE SHOWN HEREON. OTHER EASEMENTS, IF ANY, ARE NOT SHOWN.
  2. SUBJECT PROPERTY SHOWN AS LOTS 37-42 IN BLOCK "A" ON "PLAN FOR SUBDIVISION; OF; NORTH SEA PARK; NORTH SEA; L.L., N.Y." BY SETH J. RAYNOR, SURVEYOR, SOUTHAMPTON, FILED JANUARY 3, 1912, AS FILE MAP No. 163 AND LOTS 13-17 IN BLOCK "A", LOT 16 & PART OF LOTS 15 & 17 IN BLOCK "B", LOTS 3, 4 & 49 IN BLOCK "C", PART OF CEDAR AVENUE & PART OF CENTRAL AVENUE ON "REVISED MAP "A" SUB-DIVISION; OF; NORTH SEA PARK; SITUATE; NORTH SEA, TOWN OF SOUTHAMPTON; SUFFOLK CO., N.Y." REVISED BY C.W. BAIRD, C.E., SOUTHAMPTON, FILED APRIL 11, 1927, AS FILE MAP No. 109.
  3. SUBJECT PROPERTY IN ZONE "R10", AND IN THE STORMWATER MANAGEMENT ZONE OVERLAY DISTRICT PER TOWN OF SOUTHAMPTON GEOGRAPHIC INFORMATION SYSTEM, JANUARY 14, 2021. ALL ZONING INFORMATION MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.
  4. ALL NATURAL FEATURES SHOWN HEREON, INCLUDING BUT NOT LIMITED TO WETLANDS LINES AND CLEARING LINES, MUST BE VERIFIED WITH APPROPRIATE REGULATORY AGENCIES.
  5. ONLY TREES SUBJECTIVELY CONSIDERED TO BE SIGNIFICANT DURING FIELD MEASUREMENTS ARE SHOWN HEREON. NO CERTIFICATION IS PROVIDED AS TO THE NUMBER, TYPE OR EXTENT OF INDIVIDUAL TREES ON THE SUBJECT PROPERTY.
  6. SEPTIC SYSTEM LOCATION SHOWN FROM INFORMATION PROVIDED BY OTHERS. CERTIFICATION IS LIMITED TO THE ACCURATE PLOTTING AND DEPICTION OF THE INFORMATION AS SUPPLIED.
  7. AS EVIDENCED BY OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, SOME OF OR ALL UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNDERGROUND AND ARE PROVIDED TO THE SUBJECT PROPERTY FROM WITHIN THE PUBLIC RIGHT OF WAY. BEFORE DIGGING ON THE SUBJECT PROPERTY OR IN THE PUBLIC RIGHT OF WAY CALL THE NYC & LI ONE-CALL CENTER AT 1-800-272-4480 AND REQUEST FIELD LOCATION AND MARK OUT OF UNDERGROUND UTILITY LINES. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON, INCLUDING BUT NOT LIMITED TO SANITARY AND DRAINAGE DISPOSAL SYSTEMS, ARE DEPICTED ACCORDING TO RECORDS SUPPLIED BY OTHERS. USERS OF THIS SURVEY MAP ARE CAUTIONED THAT NO CERTIFICATION, WARRANTY OR GUARANTY, EITHER EXPRESS OR IMPLIED, IS EXTENDED TO THE LOCATION OR COMPLETENESS OF INFORMATION WITH RESPECT TO UNDERGROUND UTILITIES SHOWN HEREON. CERTIFICATION IS EXTENDED ONLY TO THE ACCURATE PLOTTING OF LOCATION DATA AS PROVIDED OR AS LOCATED BY FIELD MEASUREMENT.

NATURALLY VEGETATED WETLAND  
NON-DISTURBANCE AND  
NON-FERTILIZATION BUFFER AREA  
PURSUANT TO COVENANT AND RESTRICTION,  
DATED JULY 27, 2010 (LIBER 12634 PAGE 900)

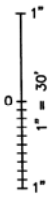
NATURALLY VEGETATED WETLAND  
NON-DISTURBANCE AND  
NON-FERTILIZATION BUFFER AREA

WETLANDS BOUNDARY AS  
DESIGNATED BY THE TOWN  
OF SOUTHAMPTON ENVIRONMENT  
DIVISION JANUARY 9, 2008

TABLE OF AREAS	(SQ. FT.)
TOTAL LOT SIZE	84,484
EXISTING TOTAL BUILDING COVERAGE	1,779
ALLOWED TOTAL BUILDING COVERAGE	16,897
(84,484 × 0.20)	
EXISTING WETLANDS AREA	39,725 (47.0%)
EXISTING WETLAND BUFFER AREA	15,977 (18.9%)

**CERTIFICATION & ALTERATION NOTE:**  
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON THEIR BEHALF TO THE TITLE COMPANY, LENDING INSTITUTION AND/OR GOVERNMENTAL AGENCY LISTED HEREON, AND THE SUCCESSORS AND/OR AGENTS OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. LOCATIONS OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY EXIST EXCEPT AS SHOWN HEREON, ARE NOT KNOWN AND ARE NOT COVERED BY THIS CERTIFICATION.

**CERTIFIED TO:**  
CHRISTOPH LAROCHE  
BLUE MERLIN LTD  
FIRST INTERNATIONAL  
TITLE AGENCY



Field Book: J.A. NB	Project No: 20-163
Date: FEB 18, 2021	Drawing No: 20-163 TITLE
Client: FIB	Scale: 1" = 30'
Reviewed By: 020 JAN 2021	Revision: 08/2021 TITLE TRANS

**LAROCHE**  
PROPERTY SITUATE AT  
**70 CEDAR AVENUE**  
**NORTH SEA, NEW YORK**  
COUNTY OF SUFFOLK, TOWN OF SOUTHAMPTON  
DISTRICT 900, SECTION 76, BLOCK 5, LOT 317

PREPARED BY  
**F. MICHAEL HEMMER, L.S., P.C.**  
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**TITLE SURVEY**

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