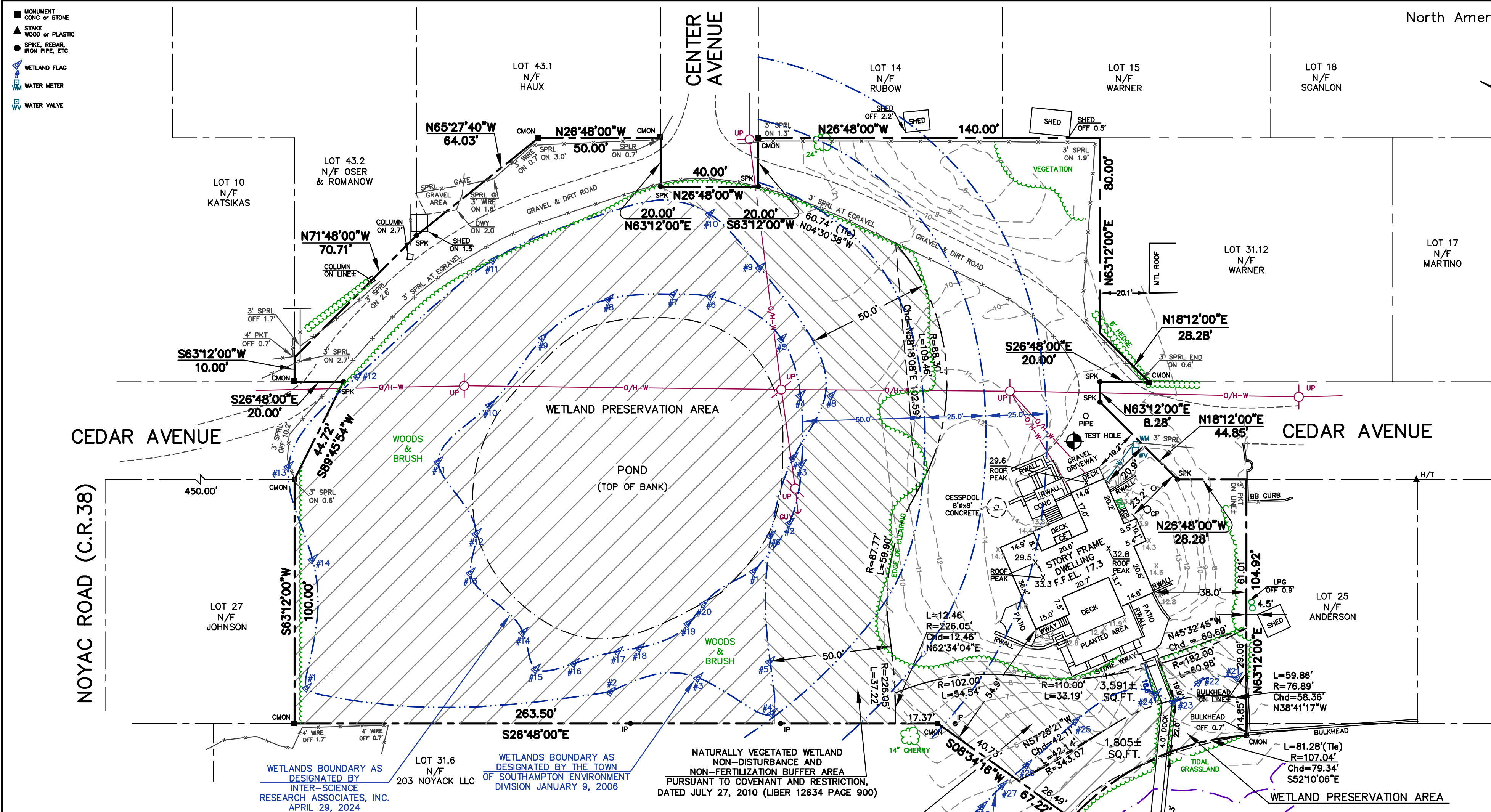
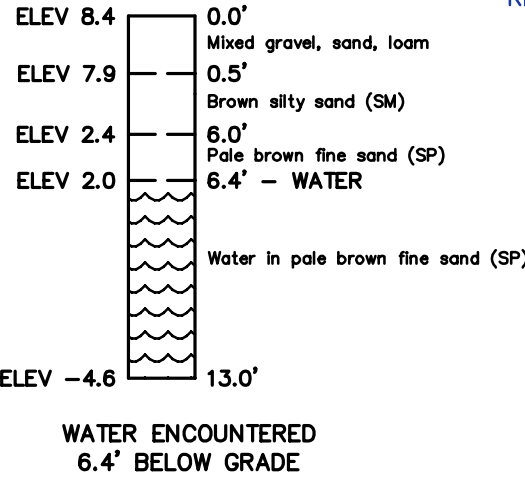


Deed North
LOT AREA TO M.H.W.L.
82,684± SQ.FT.
1.898± ACRES



NOTES:

1. SURVEY CONDUCTED WITHOUT BENEFIT OF COMPLETE TITLE REPORT. EASEMENTS OF RECORD FOR WHICH DOCUMENTATION HAS BEEN PROVIDED ARE SHOWN HEREON. COVENANTS OR OTHER ENCUMBRANCES OF RECORD, 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.I., 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. CERIFICATION 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 IN SKETCH FORMAT OR AS LOCATED BY FIELD MEASUREMENT OF SURFACE MARK OUT.



WATER ENCOUNTERED
6.4' BELOW GRADE

TEST HOLE 05/07/2024
MCDONALD GEOSERVICES

TABLE OF AREAS	(SQ. FT.)
TOTAL LOT SIZE	82,684
EXISTING TOTAL BUILDING COVERAGE	1,779
ALLOWED TOTAL BUILDING COVERAGE	16,537
(82,684 * 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 MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT 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(S) 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 ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR ENCROACHMENTS, IF ANY EXIST EXCEPT AS SHOWN HEREON, ARE NOT KNOWN AND ARE NOT COVERED BY THIS CERTIFICATION.

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North Sea Harbor

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



Field Work: JLA	Project No: 20-153
Drawn By: FMH JML JER ACP	Drawing Name: 20-153 SITE
Checked By: FMH	Scale: 1" = 30'
Reviewed By: -	Date: 20 JAN 2021

Revisions:
08FEB21 TITLE TRANS
03JUN24 SITE TRANS
19AUG24 VEG UPDATE
08SEP24 SITE TRANS

LAROCHE
PROPERTY SITUATE AT
70 CEDAR AVENUE
NORTH SEA, NEW YORK
COUNTY OF SUFFOLK, TOWN OF SOUTHAMPTON
DISTRICT 900, SECTION 76, BLOCK 2, LOT 3110
PREPARED BY
F. MICHAEL HEMMER, LS, P.C.
PROFESSIONAL SURVEYING SERVICES
PO BOX 1328, SAG HARBOR, NEW YORK 11963
(631) 725-7199 INFO@FMHLS.COM

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1 OF 1