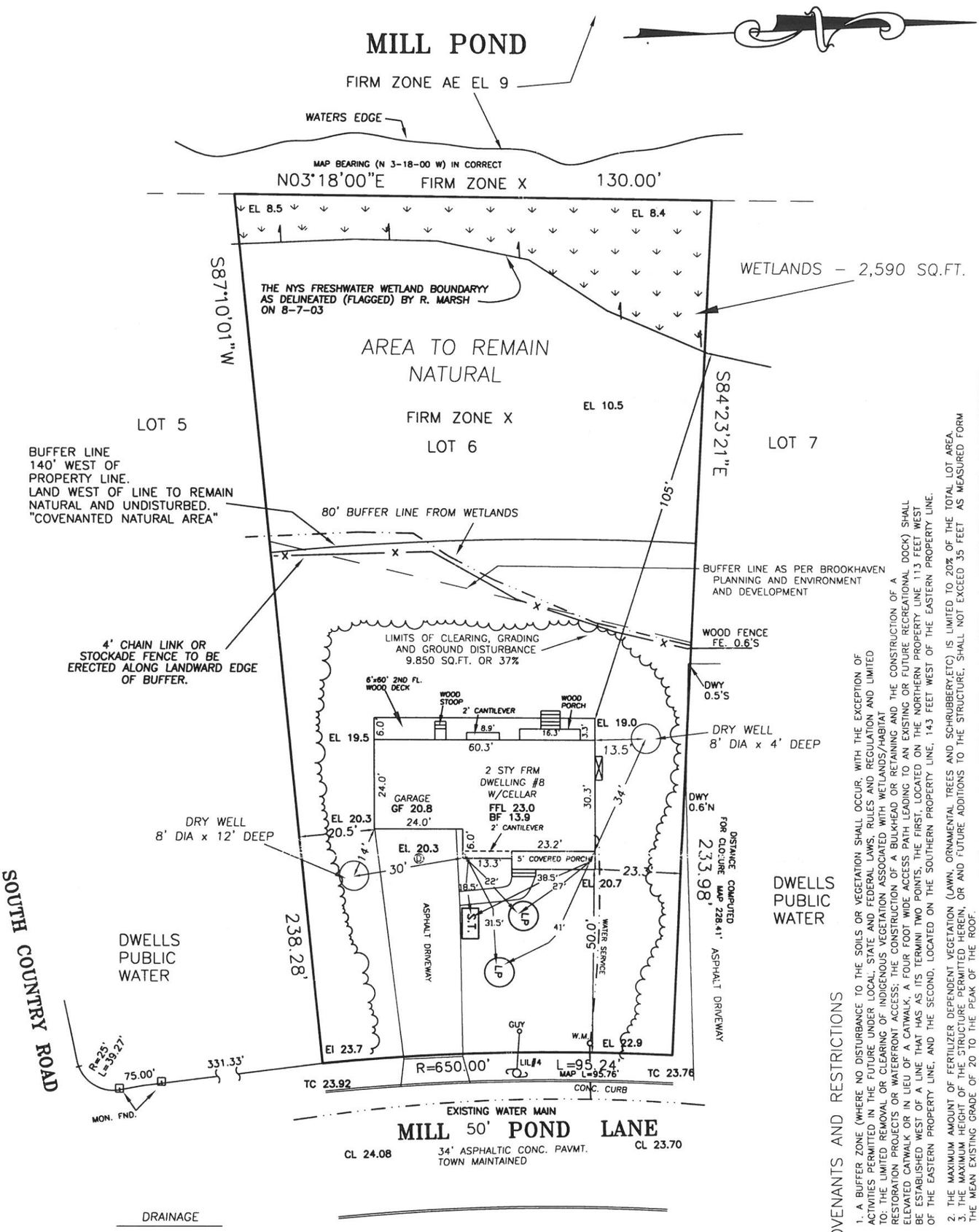
S.C.T.M. NO. DISTRICT: *200* SECTION: *859* BLOCK: *1* LOT(S): *19*

MILL POND



COVENANTS AND RESTRICTIONS

1. A BUFFER ZONE (WHERE NO DISTURBANCE TO THE SOILS OR VEGETATION SHALL OCCUR, WITH THE EXCEPTION OF ACTIVITIES PERMITTED IN THE FUTURE UNDER LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATION AND LIMITED TO: THE LIMITED REMOVAL OR CLEARING OF INDIGENOUS VEGETATION ASSOCIATED WITH WETLANDS/HABITAT RESTORATION PROJECTS OR WATERFRONT ACCESS; THE CONSTRUCTION OF A BULKHEAD OR RETAINING AND THE CONSTRUCTION OF A ELEVATED CATWALK OR IN LIEU OF A CATWALK, A FOUR FOOT WIDE ACCESS PATH LEADING TO AN EXISTING OR FUTURE RECREATIONAL DOCK) SHALL BE ESTABLISHED WEST OF A LINE THAT HAS AS ITS TERMINI TWO POINTS, THE FIRST, LOCATED ON THE NORTHERN PROPERTY LINE 113 FEET WEST OF THE EASTERN PROPERTY LINE, AND THE SECOND, LOCATED ON THE SOUTHERN PROPERTY LINE, 143 FEET WEST OF THE EASTERN PROPERTY LINE.
2. THE MAXIMUM AMOUNT OF FERTILIZER DEPENDENT VEGETATION (LAWN, ORNAMENTAL TREES AND SCHRUBBERY,ETC) IS LIMITED TO 20% OF THE TOTAL LOT AREA.
3. THE MAXIMUM HEIGHT OF THE STRUCTURE PERMITTED HEREIN, OR AND FUTURE ADDITIONS TO THE STRUCTURE, SHALL NOT EXCEED 35 FEET AS MEASURED FORM THE MEAN EXISTING GRADE OF 20 TO THE PEAK OF THE ROOF.
4. ALL RUNOFF FROM NONPERMEABLE SURFACES(I.E. HOUSE AND DRIVEWAY) SHALL BE RECHARGED ON SITE USING GUTTERS AND LEADERS DRAINING INTO ON SITE DRYWELLS. DRYWELLS MUST PROVIDE ADEQUATE CONTAINMENT FOR A TWO INCH RAINFALL EVENT. ALL OTHER RUNOFF SHALL BE CONTAINED ON SITE AS NECESSARY USING BEST MANAGEMENT PRACTICES.

DISTANCE COMPUTED FOR CLOSURE MAP 228.41'

DRAINAGE

1,200 SF ASPHALT DRIVEWAY x .17 x .9 = 184 CF (2" RAIN FALL RETENTION)
1,814 SF HOUSE W/PORCH x .17 x .9 = 278 CF (2" RAIN FALL RETENTION)
TOTAL REQUIRED STORAGE = 462 CF

(1) 8' DIA x 4' DEEP BASIN = 176 CF
(1) 8' DIA x 12' DEEP BASIN = 529 CF
705 CF PROVIDED

DWELLS PUBLIC WATER

THE WATER SUPPLY, WELLS AND CESSPOOL LOCATIONS SHOWN ARE FROM FIELD OBSERVATIONS AND OR DATA OBTAINED FROM OTHERS.

FIRM ZONE X
AREA: 26,396.2 S.F. OR 0.61 ACRES LOCATION & FINAL SURVEY 11-27-07

ELEVATION DATUM: TOWN OF BROOKHAVEN

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 SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES 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 ARE NOT TRANSFERABLE.

THE OFFSETS OR DIMENSIONS SHOWN HEREON FROM THE PROPERTY LINES TO THE STRUCTURES ARE FOR A SPECIFIC PURPOSE AND USE THEREFORE THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR AND OTHER IMPROVEMENTS. EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF SURVEY

SURVEY OF: LOT 6
MAP OF: KALERS POND ESTATES
FILED: MAY 6, 1966 AS #4625
SITUATED AT: EAST MORICHES
TOWN OF: BROOKHAVEN
SUFFOLK COUNTY, NEW YORK

FILE #22-78 SCALE: 1"=30' DATE: APRIL 29, 2002

Kenneth M. Woychuk
N. Y. S. LIC NO. 50227

CERTIFIED TO: JUDITH M. HOPKINS;
ABSOLUTE ABSTRACT, INC.;
FIDELITY NATIONAL TITLE INSURANCE COMPANY;

KENNETH M. WOYCHUK L.S.
Land Surveying and Design
P.O. Box 3, Mattituck, New York, 11952
PHONE (631) 298-1588 FAX (631) 298-1588
maintaining the records of Robert J. Hennessy