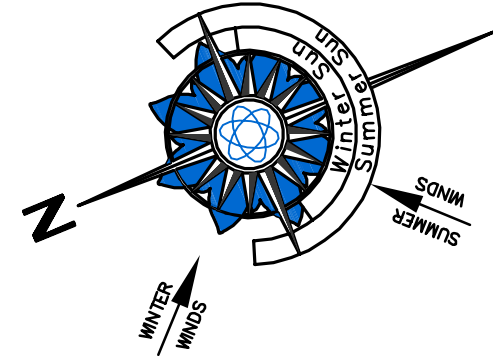


- MONUMENT
CONC or STONE
- ▲ STAKE
WOOD or
PLASTIC
- SPIKE, REBAR,
IRON PIPE, ETC

TAX LOT 10
N/F
MARILLYN B. WILSON
PECONIC LAND TRUST, INCORPORATED
(CONSERVATION EASEMENT)



Deed North

NOTES:

- SUBJECT PROPERTY SHOWN AS LOT 4 ON "MAP OF: CATTLE WALK HILLS; SITUATE; NORTHWEST; TOWN OF EAST HAMPTON; SUFFOLK CO., N.Y." BY DARRELL A. WEAVER JR., L.S., EAST HAMPTON, NY, FILED MAY 20, 1981, AS FILE MAP No. 6982.
- SUBJECT PROPERTY IN ZONE "A2" AND IN THE WATER RECHARGE OVERLAY (WRO) DISTRICT PER TOWN OF EAST HAMPTON BUILDING DEPARTMENT, JANUARY 12, 2017. PER FILE MAP 6982, SUBJECT PROPERTY IN ZONE "AA" RESIDENCE. ALL ZONING REGULATIONS AND RESTRICTIONS SHOWN HEREON MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.
- BOUNDARY COURSES SHOWN HEREON WITH (A) OR (D) SUFFIX INDICATE ACTUAL (A) VERSUS DEED (D) OR FILE MAP (M) VALUES.
- NO WETLANDS LINES ARE SHOWN HEREON. ZONING SETBACKS AND/OR ALLOWED AREA COMPUTATIONS MAY BE DIFFERENT IF THE SUBJECT PROPERTY IS WITHIN REGULATORY DISTANCE OF ANY EXISTING WETLANDS. ALL ZONING INFORMATION MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.
- ALL NATURAL FEATURES SHOWN HEREON, INCLUDING BUT NOT LIMITED TO BLUFF CREST AND CLEARING LINES, MUST BE VERIFIED WITH APPROPRIATE REGULATORY AGENCIES.
- SUBJECT PROPERTY ENCUMBERED BY DECLARATION OF CONVENANTS AND RESTRICTIONS DATED APRIL 20, 1981 AND RECORDED IN LIBER 9007, PAGE 524 AND JOINT R.U.D. EASEMENT DATED AUGUST 12, 1981 AND RECORDED IN LIBER 9091, PAGE 286.
- 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.

CERTIFIED TO:
ARF PROPERTIES, LLC
D/B/A ARF EAST HAMPTON PROPERTIES, LLC
WFG NATIONAL TITLE INSURANCE COMPANY

1" = 30'

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 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.

COPYRIGHT 2017 F. MICHAEL HEMMER, LS, P.C. ALL RIGHTS RESERVED

CATTLE WALK

EDGE OF PAVEMENT

ASPHALT

SEC. 112, BLK 2, TAX LOT 20 (MAP LOT 5)
N/F
MOREA & MOREA

TOTAL LOT AREA
84,689± SQ. FT.
1.944± ACRES

TABLE OF AREAS		(SQ. FT.)
LOT SIZE		84,689
EXISTING TOTAL CLEARING		0
ALLOWED TOTAL CLEARING		20,586
(84,689 * 0.125) + 10,000		
EXISTING TOTAL BUILDING COVERAGE		0
ALLOWED TOTAL BUILDING COVERAGE		8,469
(84,689 * 0.10)		
EXISTING TOTAL LOT COVERAGE		0
ALLOWED TOTAL LOT COVERAGE		29,641
(84,689 * 0.35)		

Field Work:	Project No:
JLA	H24173
Drawn By:	Drawing Name:
ACP	H24173 TITLE
Checked By:	Scale:
RCH	1" = 30'
Reviewed By:	Date:
FD	19 NOV 2024
Revisions:	

ARF PROPERTIES, LLC

PROPERTY SITUATE AT
7 CATTLE WALK
EAST HAMPTON, NEW YORK
COUNTY OF SUFFOLK, TOWN OF EAST HAMPTON
DISTRICT 300, SECTION 90, BLOCK 44, LOT 9.4

F. MICHAEL HEMMER, LS, P.C.
PROFESSIONAL SURVEYING SERVICES
A **TSPE** COMPANY

3330 NOYACK ROAD, BUILDING B
SAG HARBOR, NEW YORK 11963
(631) 725-7199
INFO@FMHLS.COM

Sheet Title: **TITLE SURVEY**

Sheet
1 OF 1