

Covenants and Restrictions

20. A buffer zone (where no structures shall be placed or erected and where only non structural storm water retention features including but not limited to vegetated swales, vegetated retention berms, and the planting of local indigenous vegetation such as those plants listed in Chapter 81 of the Town Code of the Town of Brookhaven as Tidal Wetlands or coastal tolerant species including but not limited to Red Cedar, Bayberry, Beach Plum, Inkberry, American Beach Grass, Bearberry, Virginia Creeper or the equivalent shall be sited and maintained) shall be established:

- a) North of a line that has its termini two points, the first, located at the point of intersection of the western property line labeled N05°07'10"E and the northerly property line labeled N61°31'00"E and terminating at the point on the northern property line labeled S70°45'40"E, 47 feet east of the northern property line labeled N60°31'00"E;
- b) North of a line that has its termini two points, the first, located on the northerly property line labeled N61°31'00"E 35 feet west of the northern property line labeled S70°45'40"E and terminating at the point of intersection of the northern property line labeled S70°45'40"E and the eastern property line labeled S01°06'45"W;
- c) East of a line that has its termini two points, the first, located on the northern property line labeled S70°45'40"E, 113 feet west of the eastern property line labeled S01°06'45"W and terminating at a point on the eastern property line labeled S19°11'35"W, 115 feet south of the eastern property line labeled S30°21'15"E; and
- d) East of a line that has its termini two points, the first, located on the eastern property line labeled S30°21'15"E, 25 feet west and north of the eastern property line labeled S19°11'35"W and terminating at a point on the southern property line labeled S64°48'05"W 10 feet south and west of the point of intersection between the two southern property lines labeled S64°48'05"W and S53°57'30"W.

21. A buffer zone (where no structures except for a timber walkway or deck, elevated no higher than the elevation of the proposed or existing bulkhead with a maximum width of six feet, fill, or fertilizer dependent vegetation shall be erected or placed) shall be the southerly line drawn twenty feet (20') north of and parallel to the following southern property lines: S53°57'30"W, S64°48'05"W, S84°48'00"W, S81°17'10"W, S78°10'10"W, S27°54'00"W, N78°40'10"W, N09°40'45"W, N71°56'35"W, N44°59'50"W and N83°15'06"W.

22. The creation of buffer areas (where no parking of cars, the outdoor servicing of boats and equipment, the outdoor storage of boats, the outdoor storage of supplies, materials, or solid and liquid waste nor the planting of fertilizer dependent vegetation, shall be as follows:

- a) Within ten (10) feet of the property line along Atlantic Avenue; and
- b) Within five (5) feet landward of any bulkhead.

23. There shall no future subdivision of land/division of the subject parcel.

24. The parcel shall be utilized for a water dependent use only.

25. The maximum amount of fertilizer dependent vegetation (lawn, ornamental trees and shrubbery, etc.) is limited to 15% of the total lot area.

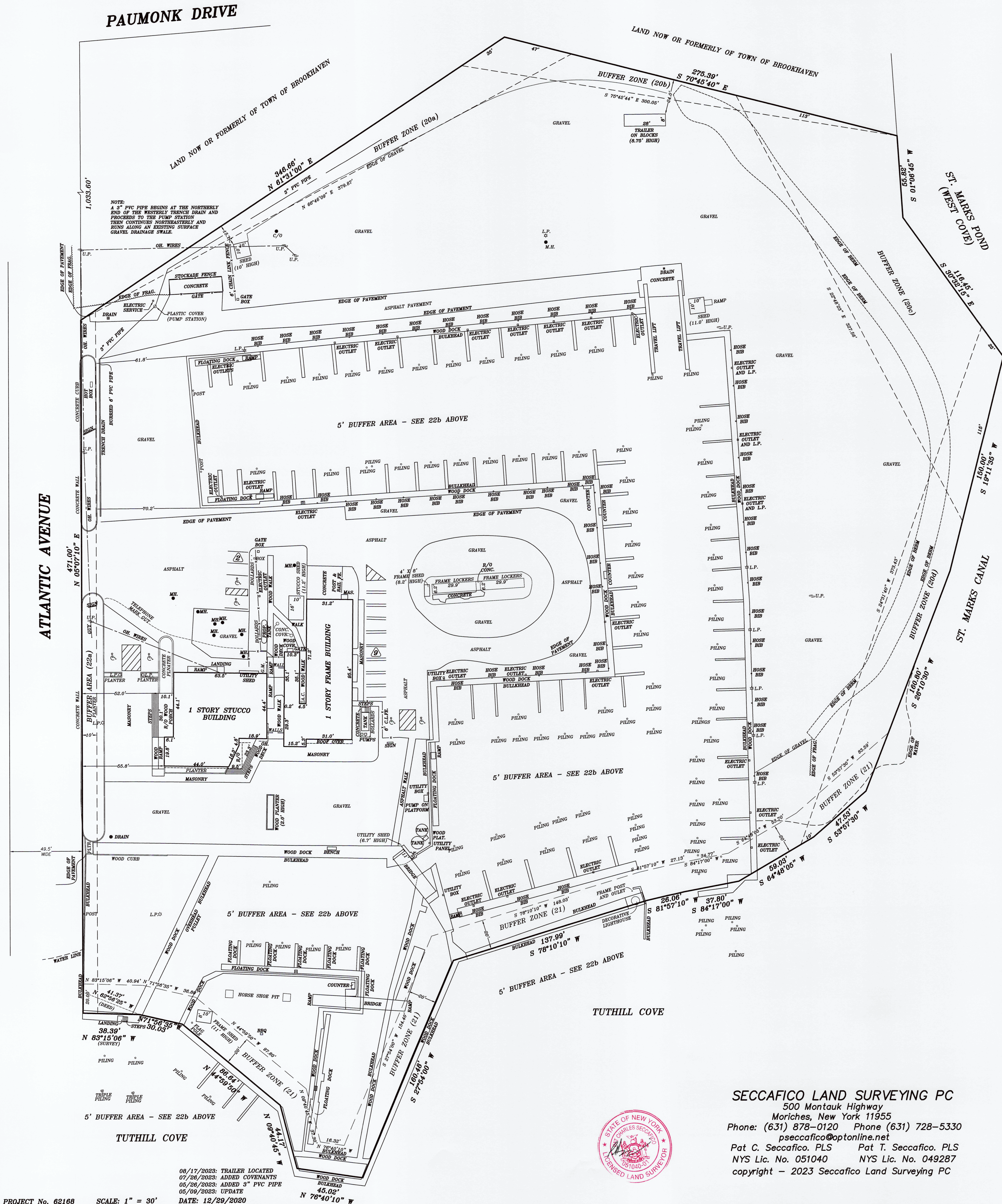
26. All runoff from structures and from other impervious surfaces shall be directed into onsite drywells or contained on site as necessary using best management practices. Storm water containment systems must be designed to provide adequate containment for a two-inch rainfall event within a twenty-four hour period.

**SURVEY OF
ATLANTIC COVE MARINA
SITUATE AT
EAST MORICHES
TOWN OF BROOKHAVEN
SUFFOLK COUNTY, NEW YORK**

S.C.T.M. No. 0200-917.00-03.00-002.001
LOT AREA = 328,988 S.F. / 7.55 ACRES

NOTE:
-SHORE LINE LOCATION TAKEN FROM SURVEY BY
HENDERSON AND BODWELL, L.L.P. DATED JULY 15, 1997 AND
REFERRING TO SURVEY BY PAUL WERLER SURVEYED
DECEMBER 8, 1992.

GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE. UNDERGROUND UTILITIES
EASEMENTS NOT SHOWN AND UTILITY POLE LOCATIONS ARE NOT GUARANTEED.
THE OFFSET DIMENSION SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES
ARE FOR SPECIFIC PURPOSE AND USE, THEREFORE ARE NOT INTENDED TO GUIDE THE
ERECTOR OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS,
ADDITION TO BUILDINGS AND OTHER CONSTRUCTION. THE EXISTENCE OF RIGHT
OF WAYS, WETLANDS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN
ARE NOT GUARANTEED.
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 SURVEYORS SIGNATURE AND RED INK OR EMBOSSED SEAL SHALL
NOT BE CONSIDERED A TRUE VALID COPY.
ALL LOCATIONS OF AND DISTANCES TO WELLS AND CESSPOOLS ARE BY LOCATIONS
FROM HOMEOWNERS, FIELD OBSERVATIONS AND/OR INFORMATION OBTAINED FROM
OTHERS. SINCE MOST ARE NOT VISIBLE THESE LOCATIONS AND DIMENSIONS CANNOT
BE CERTIFIED.



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