

LIBER: 12625 PAGE: 911
COVENANTS & RESTRICTIONS

- 1. NO FURTHER SUBDIVISION OF LOTS.
2. NO MORE THAN 15% OF EACH LOT SHALL BE PLACED IN FERTILIZER DEPENDENT VEGETATION.
3. A 50' WIDE NATURAL AND UNDISTURBED BUFFER ZONE, EXCEPT FOR THE INSTALLATION AND MAINTENANCE OF EITHER A POST AND RAIL FENCE OR 4' HIGH CHAIN LINK FENCE...
4. ALL HOMEOWNERS ARE ADVISED THAT THE SUBDIVISION IS LOCATED WITHIN THE COMPATIBLE GROWTH AREA OF THE CENTRAL PINE BARRENS AND AS SUCH SHALL COMPLY WITH ALL STANDARDS SET FORTH IN 85-448 OF THE CODE OF THE TOWN OF BROOKHAVEN...
5. ALL HOMEOWNERS ARE ADVISED THAT LAW PROHIBITS THE USAGE OF MOTORIZED VEHICLES, QUADS, MOTORCYCLES, ETC., ON TOWN OPEN SPACE PROPERTIES ADJACENT TO THE SUBDIVISION.
6. ALL HOMEOWNERS ARE ADVISED THAT IT IS A VIOLATION OF TOWN LAW TO CLEAR BEYOND THE APPROVED LIMIT OR CLEAR WITHIN ANY BUFFER ZONE OR TO PLANT FERTILIZER DEPENDENT VEGETATION ABOVE THE 15% LIMIT.
7. ALL HOMEOWNERS ARE ADVISED THAT LAW PROHIBITS CLEARING OR OTHER DISTURBANCES (I.E. PLACEMENT OF LITTER, GARBAGE, DEBRIS, YARD WASTE (TREE, BRANCH SHRUB DEBRIS, LEAVES, GRASS CLIPPINGS, ETC.) ON TOWN OPEN SPACE PROPERTIES ADJACENT TO THE SUBDIVISION.
8. NO VEHICULAR INGRESS OR EGRESS TO WEEKS AVENUE FOR LOTS #1 AND #11. ALL ACCESS SHALL BE FROM PROPOSED INTERIOR ROAD, DREW DRIVE.
9. ALL SURVEYS (INCLUDING INDIVIDUAL) WILL STATE THAT THE SUBDIVISION IS LOCATED WITHIN THE CENTRAL PINE BARRENS COMPATIBLE GROWTH AREA (C.G.A.)
10. A 18' WIDE NATURAL AND UNDISTURBED BUFFER ZONE, EXCEPT FOR THE INSTALLATION AND MAINTENANCE OF EITHER A POST AND RAIL FENCE OR 4' HIGH CHAIN LINK FENCE INSTALLED 4" ABOVE GRADE AND INSTALLED BY HAND USING HAND TOOLS AND AVOIDING LARGE TREES AND SHRUBS, SHALL BE ESTABLISHED ALONG THE NORTHERLY SIDE OF LOTS #1 THRU #5 AND ALONG THE WESTERLY SIDE OF LOTS #5 AND #6.

CABLE EASEMENT
AN EASEMENT FOR THE INSTALLATION OF COAXIAL CABLE TRUNK DISTRIBUTION LINES, TOGETHER WITH THE NECESSARY ELECTRONIC EQUIPMENT, IS HEREBY GRANTED TO ANY CABLE TELEVISION FIRM FRANCHISE BY THE TOWN OF BROOKHAVEN FOR THE LOCATION IN WHICH THE LANDS SHOWN ON THIS MAP ARE SITUATED, PROVIDED THAT SUCH INSTALLATION IS MADE IN THE SAME MANNER AND AT THE SAME TIME AS THE INSTALLATION OF ELECTRIC AND TELEPHONE DISTRIBUTION LINES...

BULK REQUIREMENTS

Table with columns: REQUIRED, MODIFICATIONS, EXCEPT FOR THE FOLLOWING TABLE OF MODIFICATIONS. Rows include Maximum Building Height, Minimum Lot Area, Maximum Total Building Area, etc.

ACCESSORY STRUCTURES REQUIREMENTS (RESIDENCE)

Table with columns: REQUIRED, MODIFICATIONS. Rows include Maximum Height, Maximum Setback from Any Lot Line, Maximum Setback from Street, Maximum Lot Coverage.

I HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY COMPLETED ON JANUARY 12, 2004; THAT ALL MONUMENTS HAVE BEEN SET AS SHOWN; AND THAT THE 11 LOTS ON THIS PLAT ARE ALL IN CONFORMANCE WITH THE REQUIREMENTS OF ZONING DISTRICT A-2 RESIDENCE AS MODIFIED.

MICHAEL K. WICKS, LS

"THE LAND SHOWN ON THIS MAP AS ROADS, STREETS, OR HIGHWAYS, OR FOR THE WIDENING THEREOF, AND ALSO EASEMENTS, RECHARGE BASINS, PARK AREAS AND ALL OTHER LAND INDICATED AS DEDICATED FOR OTHER PUBLIC USE IS HEREBY IRREVOCABLY OFFERED FOR DEDICATION TO THE TOWN OF BROOKHAVEN. THE TOWN OF BROOKHAVEN IS IN NO WAY RESPONSIBLE FOR THE MAINTENANCE OF SUCH ROADS, STREETS OR HIGHWAYS OR OTHER PUBLIC AREAS UNTIL THE SAME HAVE BEEN ACCEPTED BY THE TOWN.

OWNER
THE APPROVAL OF THIS MAP IS AUTHORIZED PURSUANT TO RESOLUTION OF THE PLANNING BOARD DATED DECEMBER 4, 2006, ADOPTED PURSUANT TO SECTION 278 OF NEW YORK TOWN LAW.

APPROVED BY THE TOWN OF BROOKHAVEN PLANNING BOARD.
DATE: _____

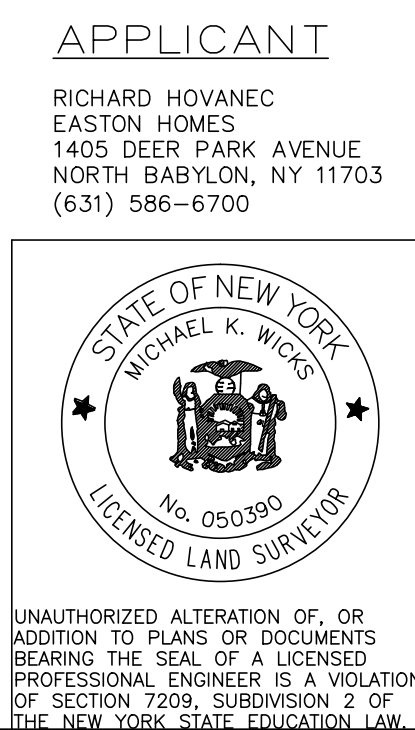
CHAIRMAN: _____

I HEREBY CERTIFY THAT THE WATER SUPPLY(S) AND/OR SEWAGE DISPOSAL SYSTEM(S) FOR THIS PROJECT WERE DESIGNED BY ME OR UNDER MY DIRECTION. BASED UPON A CAREFUL AND THOROUGH STUDY OF THE SOIL, SITE AND GROUND WATER CONDITIONS, ALL LOTS, AS PROPOSED, CONFORM TO THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES CONSTRUCTION STANDARDS IN EFFECT AS OF THIS DATE."

DANIEL FALASCO, P.E. LIC. NO. 056999

LOT DATA table listing lot numbers, areas, and acreages.

- SERVICE DISTRICTS
MANORVILLE FIRE DISTRICT
SOUTH MANOR UNION FREE SCHOOL DISTRICT
MANORVILLE POSTAL DISTRICT 11949
SERVICED BY LIPA
SUFFOLK COUNTY WATER AUTHORITY
MANORVILLE COMMUNITY AMBULANCE COMPANY
SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
HYDROLOGICAL ZONE III



AS PER LETTER FEB. 2, 2009 02-05-09
AS PER LETTER OCT. 24, 2008 11-05-08
AS PER PLAT APPROVAL 5-22-08
LOT 7 & RECHARGE BASIN AREAS 4-13-08
PROJECT NO.: 200-589-1-3, 4 & 5
SCALE: 1"=80'
PREPARED: OCT. 6, 2007
MICHAEL K. WICKS LICENSED LAND SURVEYOR N.Y.S. LIC. # 50390
P.O. BOX 493 LINDENHURST, NY 11757 631.874.0156
MAP OF HOVANEC AT MANORVILLE, TOWN OF BROOKHAVEN SUFFOLK COUNTY, NY

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
HAUPPAUSE, NEW YORK
THIS IS TO CERTIFY THAT THE PROPOSED REALTY SUBDIVISION OR DEVELOPMENT FOR MAP OF HOVANEC... IN THE TOWN OF BROOKHAVEN WITH A TOTAL OF 11 LOTS WAS APPROVED ON THE ABOVE DATE. WATER SUPPLIES AND SEWAGE DISPOSAL FACILITIES MUST CONFORM TO CONSTRUCTION STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION AND ARE SUBJECT TO SEPARATE PERMITS PURSUANT TO THOSE STANDARDS. THIS APPROVAL SHALL BE VALID ONLY IF THE REALTY SUBDIVISION/DEVELOPMENT MAP IS DULY FILED WITH THE COUNTY CLERK WITHIN ONE YEAR OF THIS DATE. CONSENT IS HEREBY GIVEN FOR THE FILING OF THIS MAP ON WHICH THIS ENDORSEMENT APPEARS IN THE OFFICE OF THE COUNTY CLERK IN ACCORDANCE WITH PROVISIONS OF THE PUBLIC HEALTH LAW AND THE SUFFOLK COUNTY SANITARY CODE.
VITO A. MINEL, P.E. DIRECTOR, DIVISION OF ENVIRONMENTAL QUALITY

