



Babes Lane Preserve

Management Plan

Adopted August 1, 2013



Suffolk County Tax Map #300-59-1-3 (former Helm)

#300-59-1-4 (former Keyes access strip)

Babes Lane

Springs

2.8 Acres

Town of East Hampton, New York

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I. Forward

This management plan covers the former Helm property located at 15 Babes Lane (Suffolk County Tax Map # 300-59-1-3) and the former Keyes access strip on Babes Lane (SCTM # 300-59-1-4) in the Springs School District of the Town of East Hampton. The former Keyes island in Three Mile Harbor is *not* covered by this plan.

Note: To the north of these parcels, there is an adjacent access strip of approximately 0.26 acres (SCTM # 300-59-1-30). Some records show that this parcel is owned by Bistran Cement Corp. In the event that the Town acquires full ownership of this property in the future, it will also be covered by this management plan.

II. History

The largest parcel, consisting of approximately 2.7 acres, was acquired for \$750,000 using the Community Preservation Fund in 2003, by resolution #2003-338. The property was purchased from Michael Helm for the purposes of preservation of open space and the protection of community character. It was formally designated as a Town Nature Preserve on July 15, 2004 by resolution #2004-1016.

In 2005, the Town purchased the Keyes access strip in conjunction with the five-acre island to the west. The Keyes' properties were acquired by resolution #2004-1018 using the Community Preservation Fund for the purpose of preservation of open space.

The duneland that makes up these parcels borders Squaw Cove, which is part of Three Mile Harbor in Springs. According to Sylvia Mendelman's book, *Three Mile Harbor*, squaws traditionally made wampum in this area from the abundant resource of shells. Over the years, there has been some traditional baymen use of the area as well.

After many years of working towards a town-wide Adopt-a-Preserve program, a pilot program was put in place in 2012 and the former Helm property became the first property in the town to have an official adopter. That adopter was the Duck Creek Farm Association, whose members volunteered to remove litter, monitor the property, and report any potential issues to the Town Police or the Land Acquisition & Management Department.

For more information regarding the Town's purchase of these properties, please refer to the *Helm Baseline Documentation* and *Keyes Baseline Documentation* prepared by the Land Acquisition & Management Department.

III. Location and Description of Property

The properties are located on the west side of Babes Lane and have over 500 feet of shoreline adjacent to Squaw Cove, in Three Mile Harbor. The soil is very sandy and may be partly made up of material that had been dredged from the Three Mile Harbor channel. The parcels are entirely situated below the 10 foot contour line, gently sloping

downward to the south and west (toward Three Mile Harbor). A densely vegetated small freshwater wetland is located near the southeast corner of the former Helm parcel.

Based on aerial photos and anecdotal reports, it seems that the property was kept cleared at least until the late 1960s. From that point on, certain vegetation was allowed to grow in, especially eastern red cedar trees. By the time the Town acquired the Helm property in 2003 about half of the property had grown up with woodland vegetation including cedar, oak, sassafras and sumac. In addition, several non-native invasive species had taken hold including, Oriental bittersweet, Japanese and tartarian honeysuckle, multiflora rose, garlic mustard, mugwort and phragmites. It is worth noting that much of the harbor side of the preserve consists of healthy duneland habitat, hosting several native plant species such as beachgrass, cordgrass, beach heather, goldenrod and prickly pear.

The area is included in the "Three Mile Harbor" section of the New York State Scenic Areas of Statewide Significance.

IV. Access & Parking

The whole property is easily accessed by the dirt road Babes Lane that bounds the east side. Vehicular access to the water may be taken via the Keyes access strip on the south side. The northern access strip has also had general public use, including vehicular access.

In accordance with Town Code Chapter 91 (Beaches and Parks), the property shall be open for recreational use 365 days a year, from sunrise to sunset, except that individuals engaged in waterfowl hunting or fishing may be permitted to do so at such hours as may be permitted under applicable state and/or county laws, rules or regulations.

The Land Acquisition & Management Department may erect split rail fencing on the former Keyes access strip parcel as necessary to delineate parking for authorized vehicles (vehicles with Town parking permit). The same may take place on the Bistran Cement Corp parcel should the Town take ownership of it in the future.

V. Management Goals & Issues

Note: Considering the proximity to tidal and freshwater wetlands, any of the following restoration goals would require formal approval from the New York State Department of Environmental Conservation (NYSDEC). No work may begin prior to acquiring such approval.

Areas A (northeast and southeast portions of parcel SCTM# 300-59-1-3 excluding a 50-foot buffer from wetland boundaries as shown on Schedule A attached) may be cleared of woody vegetation including, but not limited to, oak trees, sassafras, sumac, vines and all non-native species. Cedar trees may be removed as well but random trees should be left. Native grasses, beach heather and other low plants will be left alone.

Area B (southern and western portion of SCTM# 300-59-1-3 including 50-foot buffer from all wetland boundaries as shown on Schedule A attached) may be actively managed as well but clear cutting will not be permitted. Individual non-native plants in this area may be selectively cut and removed. Dead, dying, and topped cedar trees and other native plants may be cut and removed as well, in accordance with a NYSDEC permit. Native grasses, beach heather and other low plants will be left alone.

Vegetation within wetland boundaries may be managed in the same way that Area B is managed.

If any form of restoration is permitted, it may originally be carried out by a hired contractor. Such an expense will be eligible for payment using the Community Preservation Fund. Thereafter, portions of the property will need to be maintained, by mowing on an annual or as-needed basis. This maintenance will be carried out by the Land Acquisition & Management or Parks Department. The current adopter, through the Town's Adopt-a-Preserve Program, could be included in a maintenance plan as well.

The property is currently posted with Town "Nature Preserve" or "Community Preserve" signs. These will be maintained as necessary by the Land Acquisition & Management Department.

- The Town reserves the right to install a bicycle rack on the property in the future.
- The Town reserves the right to install a kayak rack on the property in the future and/or develop a small boat storage policy.

VI. Restrictions

- Digging and artifact recovery
- Wood cutting or removal of vegetation (except at the direction of the Land Acquisition & Management Department or Natural Resources Department)
- Abandonment of pets and other domesticated animals
- Dumping/littering and abandonment of personal property
- Fires (except in accordance with Chapter 141, Fire Prevention of the Town Code)
- Vehicular use or parking on the former Helm property (SCTM# 300-59-1-3)
- Unauthorized hunting (Town Code Chapter 91, Beaches and Parks)
- Camping except by written authorization of the Town Board (Town Code Chapter 91, Beaches and Parks)
- Storage of personal property, including boats, unless the Town exercises its right to install a kayak rack and/or develop a small boat storage policy
- Concessions/catering services/rentals/commercial uses

VII. Permitted Uses

- Vehicular use and parking on former Keyes access strip (SCTM# 300-59-1-4) only
- Launching of boats from the former Keyes access strip

- Carry-in/carry-out of kayaks and small craft
- Traditional storage of racks/equipment by the Town Aquaculture Department on south end of the former Helm parcel
- Fires in accordance with Chapter 141, Fire Prevention of the Town Code
- Waterfowl hunting in accordance with Town Code (Chapter 91, Beaches and Parks) and NYSDEC regulations



Babes Lane 1959



2012



2012



2012

Flora List

American Beachgrass	<i>Ammophila breviligulata</i>
Autumn Olive	<i>Elaeagnus umbellata</i>
Beach Heather	<i>Hudsonia tomentosa</i>
Beach Plum	<i>Prunus maritima</i>
Beaksedge	undetermined
Blackberry	<i>Rubus sp.</i>
Black Cherry	<i>Prunus serotina</i>
Black Locust	<i>Robinia pseudoacacia</i>
Black Oak	<i>Quercus velutina</i>
Canada Thistle	<i>Cirsium arvense</i>
Catbrier	<i>Smilax sp.</i>
Clematis	<i>Clematis sp.</i>
Common Mullein	<i>Verbascum thapsus</i>
Common Reed	<i>Phragmites communis</i>
Eastern Redcedar	<i>Juniperus virginiana</i>
Evening Primrose	<i>Oenothera biennis</i>
Garlic Mustard	<i>Alliaria petiolata</i>
Giant Puffball	<i>Calvatia gigantea</i>
Groundsel	<i>Baccharis halimifolia</i>
Hackberry	<i>Celtis occidentalis</i>
High Tide Bush	<i>Iva frutescens</i>
Hyssop-leaved Eupatorium	<i>Eupatorium hyssopifolium</i>
Japanese Honeysuckle	<i>Lonicera japonica</i>
Jointweed	<i>Polygonella articulata</i>
Little Bluestem	<i>Schizachyrium scoparium</i>
Mugwort	<i>Artemisia vulgaris</i>
Mustard	undetermined
Northern Bayberry	<i>Myrica pensylvanica</i>
Oriental Bittersweet	<i>Celastrus orbiculatus</i>
Pennsylvania Sedge	<i>Carex pensylvanica</i>
Pennycress	undetermined
Pinweed	<i>Lechea sp.</i>
Poison Ivy	<i>Toxicodendron radicans</i>
Post Oak	<i>Quercus stellata</i>
Prickly Pear	<i>Opuntia humifusa</i>
Purple Lovegrass	<i>Eragrostis spectabilis</i>
Reindeer Lichen	<i>Cladina sp.</i>
Saltmeadow Cordgrass	<i>Spartina patens</i>
Sassafras	<i>Sassafras albidum</i>
Scarlet Oak	<i>Quercus coccinea</i>
Scrub Oak	<i>Quercus ilicifolia</i>
Seaside Goldenrod	<i>Solidago sempervirens</i>
Sheep Sorrel	<i>Rumex acetosella</i>

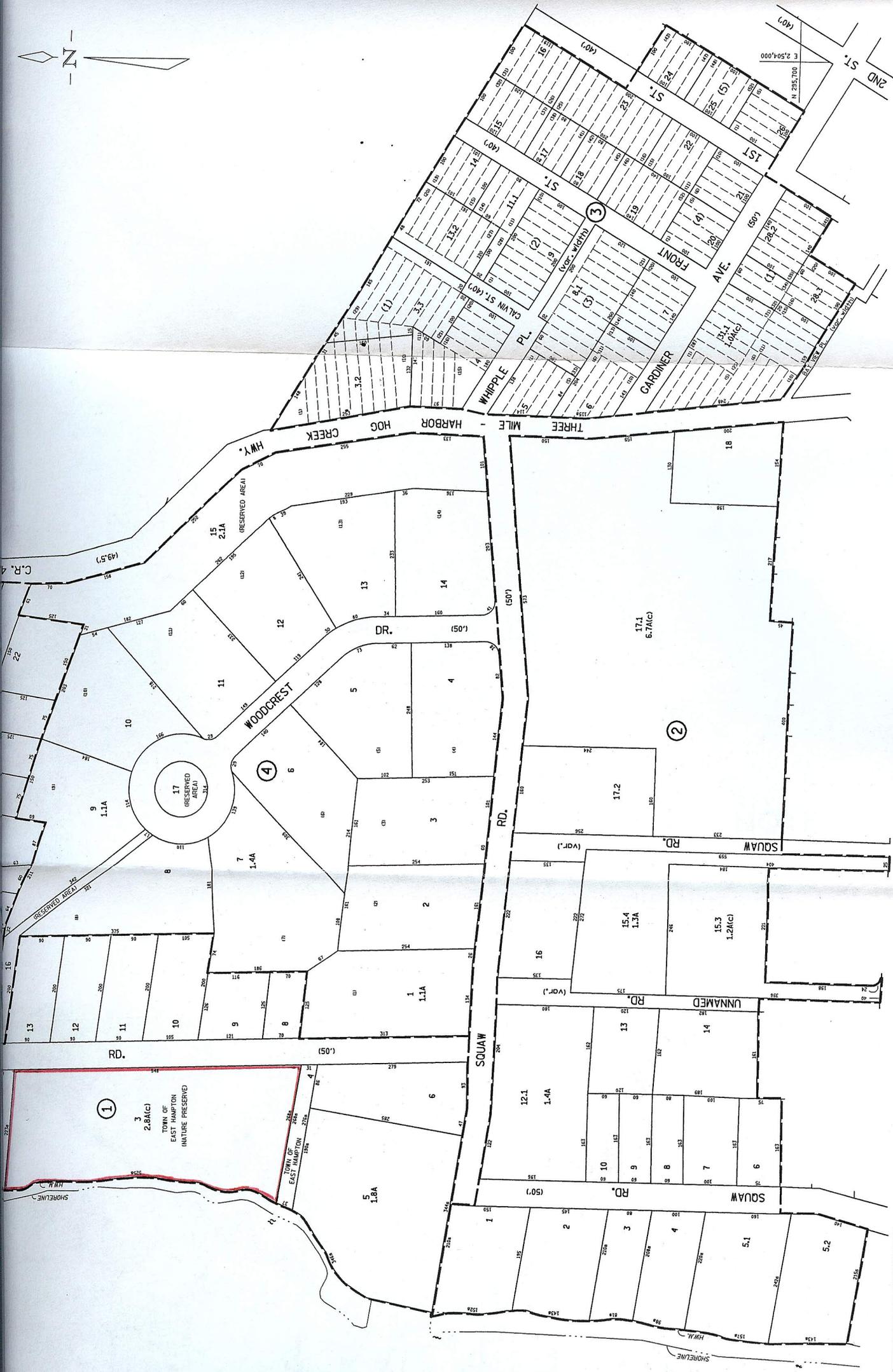
Smooth Sumac	<i>Rhus glabra</i>
Spotted Knapweed	<i>Centaurea stoebe</i>
Sweet Everlasting	<i>Pseudognaphalium obtusifolium</i>
Switchgrass	<i>Panicum virgatum</i>
Tall Goldenrod	<i>Solidago Canadensis</i>
Tartarian Honeysuckle	<i>Lonicera tatarica</i>
Virginia Rose	<i>Rosa virginiana</i>
White Oak	<i>Quercus alba</i>
Wild Strawberry	<i>Fragaria vesca</i>
Winged Sumac	<i>Rhus copallina</i>
Yarrow	<i>Achillea sp.</i>

Fauna List

American Black Duck	<i>Anas rubripes</i>
American Crow	<i>Corvus brachyrhynchos</i>
American Kestrel	<i>Falco sparverius</i>
American Robin	<i>Turdus migatorius</i>
Belted Kingfisher	<i>Megaceryle alcyon</i>
Big Brown Bat	<i>Eptesicus fuscus</i>
Black-bellied Plover	<i>Pluvialis squatarola</i>
Black-crowned Night Heron	<i>Nycticorax nycticorax</i>
Black Racer	<i>Coluber constrictor</i>
Black Scoter	<i>Melanitta americana</i>
Black Skimmer	<i>Rynchops niger</i>
Bufflehead	<i>Bucephala albeola</i>
Canada Goose	<i>Branta canadensis</i>
Chimney Swift	<i>Chaetura pelagica</i>
Common Goldeneye	<i>Bucephala clangula</i>
Common Flicker	<i>Colaptes auratus</i>
Common Loon	<i>Gavia immer</i>
Common Mole	<i>Scalopus aquaticus</i>
Common Snapping Turtle	<i>Chelydra serpentina</i>
Common Tern	<i>Sterna hirundo</i>
Diamondback Terrapin	<i>Malaclemys terrapin</i>
Eastern Box Turtle	<i>Terrapene carolina</i>
Eastern Chipmunk	<i>Tamium striatus</i>
Eastern Cottontail	<i>Sylvilagus floridanus</i>
Eastern Garter Snake	<i>Thamnophis sirtalis</i>
Eastern Hognose Snake	<i>Heterodon platirhinus</i>
Eastern Kingbird	<i>Tyrannus tyrannus</i>
Eastern Milk Snake	<i>Lampropeltis triangulum</i>
Eastern Mole	<i>Scalopus aquaticus</i>
Eastern Wood-Pewee	<i>Contopus virens</i>

Field Mouse	<i>Microtus pennsylvanicus</i>
Fish Crow	<i>Corvus ossifragus</i>
Fowler's Toad	<i>Bufo fowleri</i>
Gray Catbird	<i>Dumetella carolinensis</i>
Great Black-backed Gull	<i>Larus marinus</i>
Great Blue Heron	<i>Ardea herodias</i>
Greater Yellowlegs	<i>Tringa melanoleuca</i>
Great-horned Owl	<i>Bubo virginianus</i>
Grey Squirrel	<i>Sciurus carolinensis</i>
Herring Gull	<i>Larus argentatus</i>
Hoary Bat	<i>Lasiurus cinereus</i>
House Mouse	<i>Mus musculus</i>
Long-tailed Duck	<i>Clangula hyemalis</i>
Long-tailed Weasel	<i>Mustela frenata</i>
Mallard	<i>Anas platyrhynchos</i>
Masked Shrew	<i>Sorex cinereus</i>
Milk Snake	<i>Lampropeltis sp.</i>
Mourning Dove	<i>Zenaida macroura</i>
Northern Bobwhite	<i>Colinus virginianus</i>
Northern Cardinal	<i>Cardinalis cardinalis</i>
Northern Harrier	<i>Circus cyaneus</i>
Northern Ring-necked Snake	<i>Diadophis punctatus edwardsii</i>
Northern Short-tailed Shrew	<i>Blarina brevicauda</i>
Opossum	<i>Diadelphis virginiana</i>
Piping Plover	<i>Charadrius melodus</i>
Prairie Warbler	<i>Setophaga discolor</i>
Raccoon	<i>Procyon lotor</i>
Red Fox	<i>Vulpes vulpes</i>
Red-breasted Merganser	<i>Mergus serrator</i>
Red-tailed Hawk	<i>Buteo jamaicensis</i>
Red-winged Blackbird	<i>Agelaius phoeniceus</i>
Ring-billed Gull	<i>Larus delawarensis</i>
Ring-necked Pheasant	<i>Phasianus colchicus</i>
Ruddy Turnstone	<i>Arenaria interpres</i>
Sanderling	<i>Calidris alba</i>
Seaside Sparrow	<i>Ammodramus maritimus</i>
Semipalmated Plover	<i>Charadrius semipalmatus</i>
Semipalmated Sandpiper	<i>Calidris pusilla</i>
Sharp-shinned Hawk	<i>Accipiter striatus</i>
Spotted Sandpiper	<i>Actitis macularia</i>
Tree Swallow	<i>Tachycineta bicolor</i>
Vole	<i>Microtus spp.</i>
Whimbrel	<i>Numenius phaeopus</i>
White-footed Mouse	<i>Peromyscus leucopus</i>
White-tailed Deer	<i>Odocoileus virginianus</i>

White-winged Scoter	<i>Melanitta fusca</i>
Willet	<i>Tringa semipalmata</i>
Yellow-rumped Warbler	<i>Dendroica coronate</i>



COUNTY OF SUFFOLK
 Real Property Tax Service Agency
 County Center Riverhead, N Y 11901



NOTICE
 MAINTENANCE, ALTERATION, SALE OR
 DISTRIBUTION OF ANY PORTION OF THE
 SUFFOLK COUNTY TAX MAP IS PROHIBITED
 WITHOUT WRITTEN PERMISSION OF THE
 REAL PROPERTY TAX SERVICE AGENCY.

UNLESS DRAIN THE OTHERWISE, ALL
 ARE WITHIN THE FOLLOWING DISTRICTS:
 SCHOOL 4
 FIRE 13
 LIGHT 13
 AMBULANCE 13
 HYDRANT 4
 WATER 13
 RESERVE 13
 WASTEWATER 13

Hydrant District Line --- H ---
 Sewer District Line --- S ---
 School District Line --- SDH ---
 Fire District Line --- F ---
 Water District Line --- W ---
 Light District Line --- L ---
 Ambulance District Line --- A ---
 Reserve District Line --- R ---
 Wastewater District Line --- WW ---

School District Line --- SDH ---
 Fire District Line --- F ---
 Water District Line --- W ---
 Light District Line --- L ---
 Ambulance District Line --- A ---
 Reserve District Line --- R ---
 Wastewater District Line --- WW ---

2

SECTION NO
 EAST HAMPTON
 TOWN OF
 VILLAGE OF
 DISTRICT NO 0300

KEY MAP

059

PROPERTY MAP

CONVERSION DATE: 12/1/2004

HARBOR
 MILE
 THREE
 DEC. NO. 204

SURVEY OF PROPERTY

SCTM No. 300-059-1-3

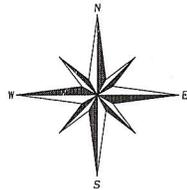
309p94B

Situate
 SPRINGS
 Town Of East Hampton
 Suffolk County, New York

SCALE: 1" = 60'

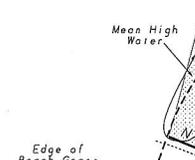
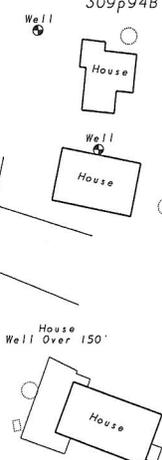
AREA TO MEAN HIGH WATER:
 110.348 sq. ft.
 or 2.5332 acres

AREA (EHT Code): 86.840 sq. ft.
 or 1.9936 acres



Three Mile Harbor

Filed September 16, 1977 as Map No. 6604
 MAP OF HARBOR LANDING
 Reserved Area
 Driveway
 Well



Certified only to:

Town of East Hampton
 Fidelity National Title Insurance
 Company of New York, Inc.

- indicates found concrete monument.
- indicates set 12" iron pin.
- ⊙ indicates utility pole.

NOTES:

1. 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 N.Y. State Education Law.
2. Only copies from the original of this survey marked with an original of the land surveyor's embossed seal or inked seal shall be considered to be valid copies.
3. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the N.Y. State Association of Professional Land Surveyors. Said certifications 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. Certifications are not transferable to additional institutions or subsequent owners.
4. Underground improvements or encroachments, if any, are not shown hereon.
5. The existence of right of ways, wetlands and/or easements of record, if any, not shown are not guaranteed.
6. Elevations shown are from USG & GS datum (NGVD 1929).

February 21, 2003: Recertify
 September 4, 2002: Prepare for NRSP
 February 13, 2001: Test hole
 February 1, 2001: Edge of beach grass & top of bluff



Surveyed: January 11, 2001
 David L. Saskas
 N.Y.S. Lic. No. 049960
 Saskas Surveying Company, P.C.
 124 Cedar Street
 East Hampton, New York 11937
 (631) 324-6917 FAX 329-4768

Squaw Road

House Well Over 150'

DK

This Indenture, made the 7th day of May, Two Thousand Three

BETWEEN

MICHAEL H. HELM, as residuary devisee under the Last Will and Testament of Hildegard Ault Helm a/k/a Hildegard Ault Tjeder who died 3/7/68 a resident of New York County (Surrogates No. 1886/68), residing at 98 Squaw Road, East Hampton, New York 11937

party of the first part, and

THE TOWN OF EAST HAMPTON, a municipal corporation of the State of New York having an office at 159 Pantigo Road, East Hampton, New York 11937

party of the second part,

Witnesseth, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,
All that certain plot, piece or parcel of land, with buildings and improvements thereon erected, situate, lying and being at Springs, Town of East Hampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a monument on the westerly side of a Private Road at the southeasterly corner of the premises to be described and the northerly corner of land now or formerly of Charles C. Keyes;

THENCE North 67 degrees 38 minutes 00 seconds West along land now or formerly of Keyes, 240.47 feet to the mean high water mark of Three Mile Harbor;

THENCE along Three Mile Harbor along a tie-line course of North 15 degrees 06 minutes 10 seconds East, 524.42 feet to the southerly line of the reserved area as shown on Map of Harbor Landing, filed on 9/16/77 as Map No. 6604 in the Suffolk County Clerk's Office;

THENCE South 72 degrees 33 minutes 00 seconds East along the southerly side of the reserved area, 202.71 feet to the westerly side of a Private Road;

THENCE South 11 degrees 20 minutes 00 seconds West along the westerly side of the Private Road, 547.71 feet to the point or place of BEGINNING.

BEING AND INTENDED TO BE the same premises conveyed to Hildegard Ault Helm by deed from Crasen Associates, a partnership dated February 7, 1950, recorded March 29, 1950 in Liber 3059 cp.397.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this Deed the day and year first above written.

IN PRESENCE OF:

Michael H. Helm

MICHAEL H. HELM

Acknowledgment in New York State (RPL 309-a)

State of New York, County of *Suffolk* ss.:

On the *17th* day of May, 2003, before me, the undersigned, personally appeared MICHAEL H. HELM personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Stephen B. Latham

(Signature and Office of Individual Taking Acknowledgment)

STEPHEN B. LATHAM
Notary Public, State of New York
No. 4677200-Suffolk County
Term Expires Jan. 31, 2005

Bargain & Sale Deed

===== MICHAEL H. HELM

County of Suffolk
Town of East Hampton

TO

THE TOWN OF EAST HAMPTON

RECORD AND RETURN TO:

Richard E. Whalen, Esq.
Assistant Town Attorney
Town of East Hampton
159 Pantigo Road
East Hampton, NY 11937

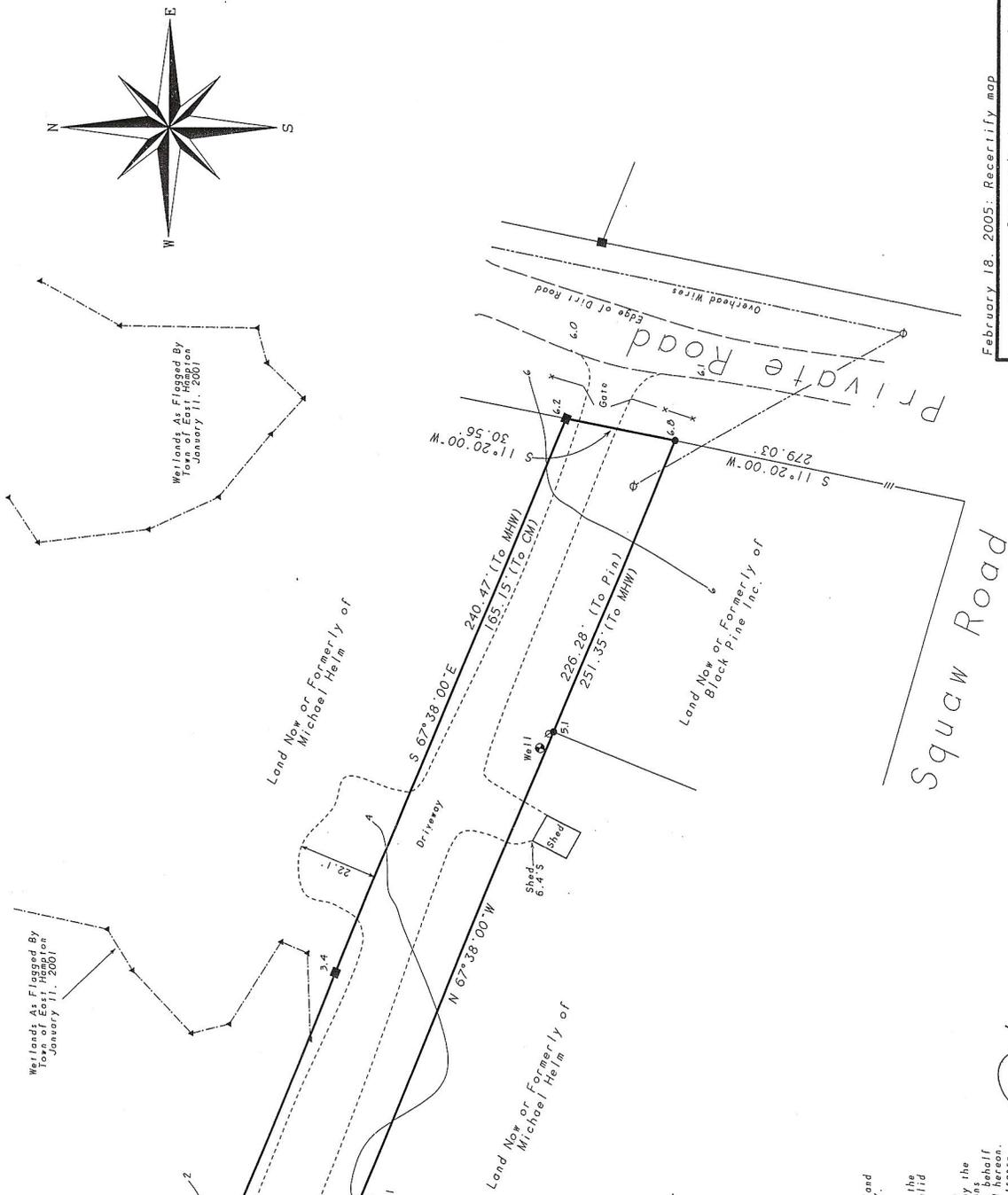
SURVEY OF PROPERTY

Situate
 SPRINGS
 Town Of East Hampton
 Suffolk County, New York

SCALE: 1" = 30'

Three Mile
 Harbor

SCTM No. 300-059-1-4 309p94C



Wetlands As Flagged By
 Town of East Hampton
 January 11, 2001

Wetlands As Flagged By
 Town of East Hampton
 January 11, 2001

Land Now or Formerly of
 Michael Helm

Land Now or Formerly of
 Michael Helm

Land Now or Formerly of
 Black Pine Inc.

Certified only to:
 Town of East Hampton
 Fidelity National Title Insurance
 Company of New York, Inc.

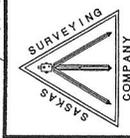
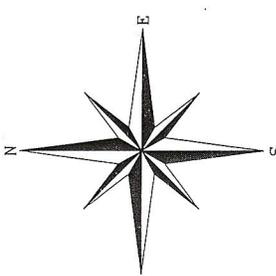
AREA TO MEAN HIGH WATER: 7.337 sq. ft.
 or 0.1684 acres

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5. The existence of right of ways, wetlands and/or easements of record, if any, not shown are not guaranteed.
6. Elevation shows are from USC & GS datum.

OK



February 18, 2005: Recertify map
 Surveyed: January 11, 2001
 David L. Saskas
 N.Y.S. Lic. No. 049960
 Saskas Surveying Company, P.C.
 124 Cedar Street
 East Hampton, New York 11937
 (631) 324-6917 FAX 329-4768

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT--THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 15th day of March, Two Thousand Five

BETWEEN

CHARLES C. KEYES, residing at 20 Rosemarie Lane, East Hampton, New York 11937

party of the first part, and

TOWN OF EAST HAMPTON, whose address is 159 Pantigo Road, East Hampton, New York 11937,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at Three Mile Harbor, in the Town of East Hampton, County of Suffolk and State of New York, bounded and described as follows:

PARCEL I:

A piece of sedge flat situate in Three Mile Harbor between the two main channels of the harbor and containing about three acres, be the same more or less.

PARCEL II:

BEGINNING at a point which is the northeasterly corner of the premises herein described on the westerly side of a private road, 50 feet wide, leading northerly to the southerly side of Gann Road, a public highway;

RUNNING THENCE along said westerly side of said private road South 11degrees 20 minutes 00 seconds West, 30.56 feet to the intersection of the westerly and northerly sides of said private road;

THENCE along the northerly side of said private road North 67 degrees 38 minutes 00 seconds West, 86.22 feet to a concrete monument and premises now or formerly of Willard B. Livingston;

THENCE along said lands now or formerly of Willard B. Livingston on the same course North 67 degrees 38 minutes 00 seconds West, 115 feet more or less to the mean high water of Three Mile Harbor;

THENCE along said mean high water of Three Mile Harbor in a northeasterly direction 37 feet more or less to a point and lands now or formerly of Crasen Associates;

THENCE along said lands now or formerly of Crasen Associates South 67 degrees 38 minutes 00 seconds East 173 feet more or less to the point of BEGINNING.

PARCEL I AND PARCEL II MORE PARTICULARLY VASC. ON ATT. SCHED. A-1.
TOGETHER with all right, title and interest, if any, in and to land lying under the water of Three Mile Harbor in front of and adjoining the said premises.

TOGETHER with a perpetual right-of-way to and from Three Mile Harbor-Hog Creek Highway and to and from Gann Road over and along the private roads which adjoin the premises hereinbefore described.

BEING AND INTENDED TO BE the same premises conveyed to the party of the first part by deed, dated June 30, 1988, and recorded July 13, 1988, in the Office of the Suffolk County Clerk, in Liber 10644, Page 389.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

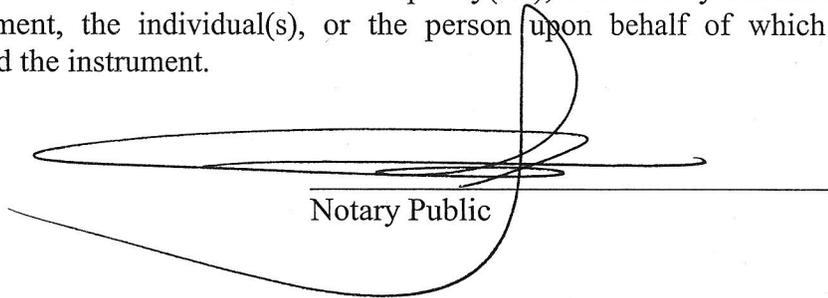
Charles C. Keyes
by Leigh Keyes, his attorney-in-fact
CHARLES C. KEYES
by Leigh Keyes, his attorney-in-fact

STATE OF NEW YORK)

) ss.:

COUNTY OF SUFFOLK)

On the 15th day of March, 2005, before me, the undersigned, personally appeared Leigh Keyes, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary Public

James L. Place
Notary Public, State Of New York
No. 4794443, Suffolk County
Commission Expires August 31, 2006

EXECUTED PURSUANT TO A CERTAIN POWER OF ATTORNEY DATED March 8, 2005,
SAID POWER INTENDED TO BE RECORDED HEREWITH.

Fidelity National Title Insurance Company

TITLE NO. 05-7404-60391-SUFF

SCHEDULE A-1 (Description)

AMENDED 3/17/05

As to Tax Map 0300-059.00-01.00-004.000:

ALL that certain plot, piece or parcel of land, situate, lying and being at Three Mile Harbor, Town of East Hampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of a private road distant 279.03 feet northerly as measured along the westerly side of a private road from the corner formed by the intersection of the westerly side of a private road and the northerly side of Squaw Road;

THENCE North 67 degrees 38 minutes 00 seconds West along land now or formerly of Black Pine Inc. and land now or formerly of Michael Helm 251.35 feet to the mean high water mark of Three Mile Harbor;

THENCE North 31 degrees 53 minutes 25 seconds East along the tie line of the easterly side of Three Mile Harbor 30.42 feet to land now or formerly of Michael Helm;

THENCE South 67 degrees 38 minutes 00 seconds East along last mentioned land 240.47 feet to the westerly side of a private road;

THENCE South 11 degrees 20 minutes 00 seconds West along the westerly side of a private road 30.56 feet to the point or place of BEGINNING.

As to Tax Map 0300-061.00-02.00-001.000: *

ALL that certain plot, piece or parcel of land, situate, lying and being at Three Mile Harbor, Town of East Hampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point which is the following three courses and distances from the corner formed by the intersection of the northerly side of Squaw Road and the westerly side of a private road:

1. North 11 degrees 20 minutes 00 seconds East along the westerly side of a private road 279.03 feet;
2. North 67 degrees 38 minutes 00 seconds West 251.35 feet to the mean high water mark of Three Mile Harbor;
3. Across Three Mile Harbor along a tie course of North 53 degrees 51 minutes 13 seconds West 598.14 feet to the point or place of beginning;

THENCE South 49 degrees 51 minutes 15 seconds West 37.53 feet;

THENCE South 70 degrees 28 minutes 18 seconds West 126.15 feet;

THENCE South 66 degrees 25 minutes 09 seconds West 58.64 feet;

THENCE South 79 degrees 12 minutes 01 seconds West 69.89 feet;

THE POLICY TO BE ISSUED under this commitment will insure the title to such buildings and improvements on the premises which by law constitute real property. (CONT.)

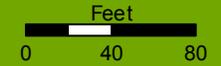
FOR CONVEYANCING ONLY: Together with all the right, title and interest of the party of the first part, of in and to the land lying in the street in front of and adjoining said premises.

SCHEDULE A-1 (Description)

Rev. (03/04)



1" = 90 feet



**THE TOWN
OF
EAST HAMPTON**

**HELM
BABES LANE
SCTM#300-59-1-3**

TOPOGRAPHY

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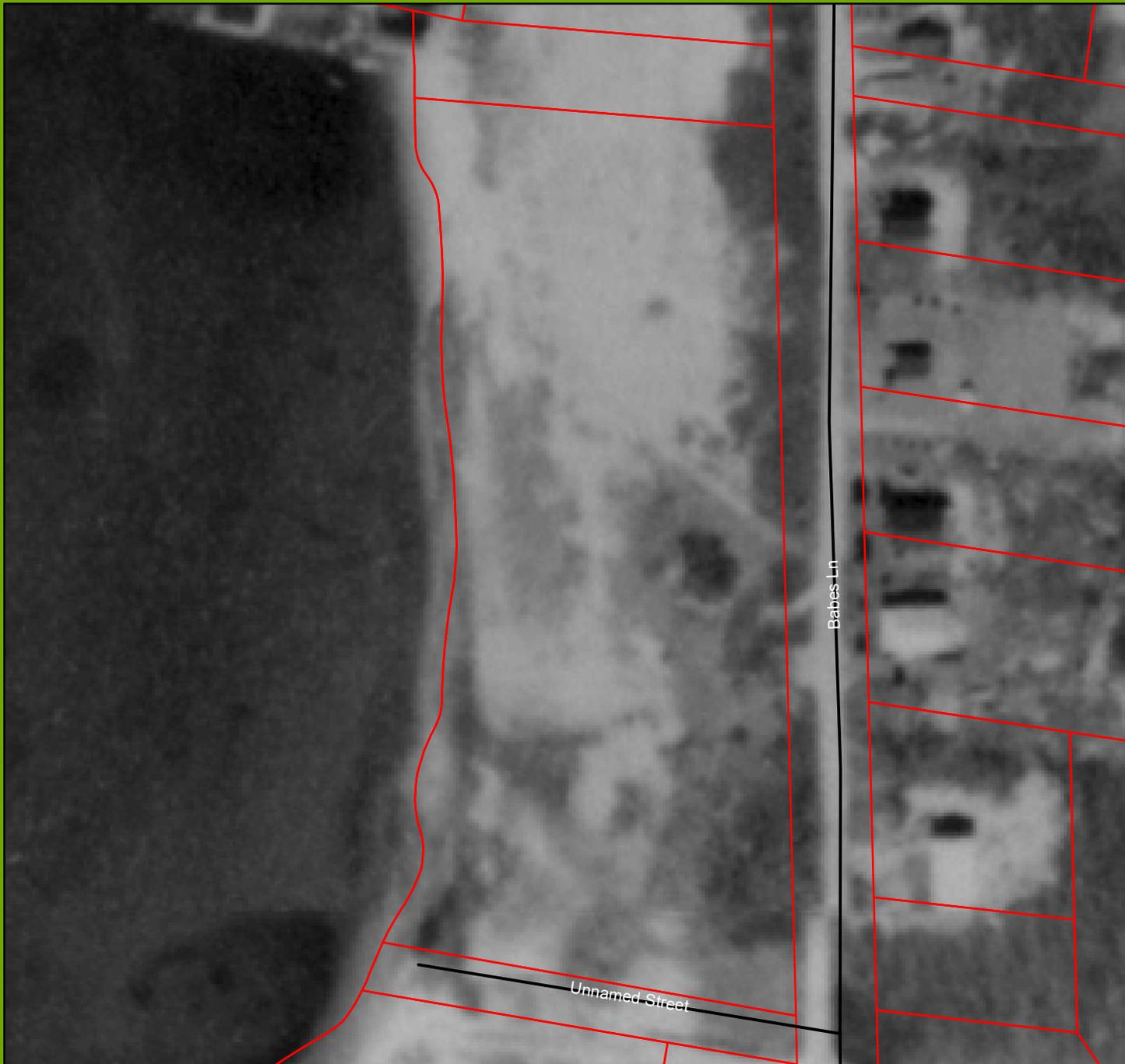
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Prepared by
THE TOWN OF EAST HAMPTON
Suffolk County, New York
Dept. of Information Technology

**A Gaites/Land Acquisition & Management Dept.
November 26, 2012**

Basemaps: 2010 NYS Digital Ortho Photography
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1" = 91.94 feet



**THE TOWN
OF
EAST HAMPTON**

**HELM
15 BABES LANE
SPRINGS**

SCTM# 300-59-1-3

1962

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Date Prepared: July 25, 2012



1" = 91.94 feet



**THE TOWN
OF
EAST HAMPTON**

**HELM
15 BABES LANE
SPRINGS**

SCTM# 300-59-1-3

1984

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**THE TOWN
OF
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**HELM
15 BABES LANE
SPRINGS**

SCTM# 300-59-1-3

2001

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Dept. of Information Technology

Date Prepared: July 25, 2012



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**THE TOWN
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**HELM
15 BABES LANE
SPRINGS**

SCTM# 300-59-1-3

2010

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Suffolk County, New York
Dept. of Information Technology

Date Prepared: July 25, 2012

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1" = 60 feet

Feet



Three Mile Harbor

Area A North

Wetland Boundaries per 2001 Survey Flagged by TOEH Jan 11, 2001

Area B 50' Buffer Area

Area A South

Babes Lane

Basemaps: 2010 NYS Digital Ortho Photography
Suffolk County Real Property Tax Service
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Date Prepared: April 25, 2013



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Suffolk County, New York
Dept. of Information Technology

TOWN OF EAST HAMPTON

Babes Lane Nature Preserve Property - DRAFT

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**Town of East Hampton
Long Island, NY**

**Resolution
RES-2013-830**

Adopted Aug 1, 2013 7:00 PM

After Hearing: Adopt Babes Lane Preserve Management Plan

WHEREAS, a public hearing was held by the Town Board of the Town of East Hampton on July 18, 2013 regarding the proposed Babes Lane Preserve Management Plan located on Babes Lane in Springs, Suffolk County Tax Map #300-59-1-3 & 4; and

WHEREAS, the Management Plan was made available in the Town Clerk's office and on the Town's web site for public review and comment, and oral and written comments were officially recorded at this public hearing; and

WHEREAS, the Town Board has considered any and all the comments of all persons regarding this management plan, both as submitted in writing and as presented orally at the public hearing; and

WHEREAS, at their meeting on June 13, 2013, the Town's Nature Preserve Committee voted to recommend the Town Board's adoption of the plan; and

WHEREAS, the adoption of this management plan is a Type I action pursuant to the State Environmental Quality Review Act (SEQRA); and

WHEREAS, the Town has prepared and considered an Environmental Assessment Form which evaluates the potential environmental impacts of the proposed management plan; and

WHEREAS, the Board has determined that the adoption of the management plan will not have a significant negative impact upon the environment; now, therefore be it

RESOLVED, that pursuant to the provisions of the New York State Environmental Quality Review Act (SEQRA) and Chapter 128 (Environmental Quality Review) of the Town Code, a negative declaration is hereby made pursuant to the State Environmental Quality Review Act (SEQRA); and be it further

RESOLVED, that notice of the Town's adoption of this Negative Declaration shall be posted in the Environmental Bulletin as required by the provisions of SEQRA; and be it further

RESOLVED, that the Babes Lane Preserve Management Plan dated the 18th day of July, 2013 is hereby adopted.