

U.S.I.R.S. 275

# This Indenture,

Made the 19<sup>th</sup> day of September, nineteen hundred and forty-nine.

Between WALTER C. HEWITT of Vernon Valley Road, East Northport, Town of Huntington, Suffolk County, New York, and STEPHEN CAVAGNARO of 25 Scudder Avenue, Northport, Town of Huntington, Suffolk County, New York,

parties of the first part,

and WILLIAM J. O'KEEFE and ANGELES CARMEN O'KEEFE, his wife, residing at 531 West 124th Street, New York 27, New York,

parties of the second part.

Witnesseth, that the parties of the first part, in consideration of ONE (\$1.00)

Dollar lawful money of the United States,

and other valuable consideration

paid by the parties of the second part, do hereby grant and release unto the parties of the second part their heirs and assigns forever.

All that certain lot or parcel of land, situate, lying and being at Crabmeadow, in the Town of Huntington, County of Suffolk and State of New York, known and designated as lot number FORTY (40) on map entitled, "MAP OF SOUND SHORE BLUFFS", said map being filed in Suffolk County Clerk's Office on June 20, 1949, as Map Number 1687.

TOGETHER with the perpetual use in common with other owners of lots shown on the above map, for the purpose of boating and bathing in Long Island Sound and Blanchard Lake over plots designated on said map "Reserved for Owners", which said plots have a minimum frontage of 154 feet on Long Island Sound, and 102 feet on Blanchard Lake, respectively.

TOGETHER with the right to pass and re-pass over all the roads, streets, and avenues as shown on the above map.

SUBJECT to the following covenants and restrictions:

(a) That arrangements for water supply and sewage disposal shall be in accordance with the plans approved by the State Department of Health.

(b) That the premises herein are conveyed subject to Zoning Ordinances and Building Regulations of the Town of Huntington.

(c) That the parties of the first part reserve the title in fee to the bed of the streets, roads and avenues for the express purpose of dedication to the Town of Huntington for Highway purposes, and for the installation of public utilities.

(d) The annual maintenance charge for said plots designated "Reserved for Owners", which said charge shall not be continued beyond the 1st day of March, 1955.

Together with the appurtenances and all the estate and rights of the parties of the first part in and to said premises.

To have and to hold the premises herein granted unto the parties of the second part, their heirs and assigns forever.

And the said parties of the first part covenant as follows:

First.—That the parties of the first part are seized of the said premises in fee simple, and have good right to convey the same,

Second.—That the parties of the second part shall quietly enjoy the said premises;

Third.—That the said premises are free from incumbrances; except as aforesaid.

Fourth.—That the parties of the first part will execute or procure any further necessary assurance of the title to said premises;

Fifth.—That the parties of the first part will forever warrant the title to said premises.

Sixth.—That the grantor, in compliance with Section 13 of the Lien Law, covenants that the grantor 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 that the grantor 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.



In Witness Whereof, the parties of the first part have hereunto set their hands and seal the day and year first above written

In presence of:

*Percy Ingeman*

*Walter C. Hewitt*

WALTER C. HEWITT

T. S.

*Stephen Cavagnaro*

STEPHEN CAVAGNARO

T. S.

State of NEW YORK  
County of SUFFOLK

On the 17<sup>th</sup> day of September, nineteen hundred and forty-nine, before me came WALTER C. HEWITT and STEPHEN CAVAGNARO

to me known and known to me to be the individuals described in, and who executed, the foregoing instrument, and acknowledged to me that they executed the same.

RECORDED

OCT 7 1949

R. FORD HUGHES  
CLERK OF SUFFOLK COUNTY

*Percy Ingeman*  
Percy Ingeman  
Notary Public in and for the State of New York  
License No. 12345  
Comm. Exp. March 30, 1951



# Certificate of Incorporation

OF THE

SOUND SHORE BLUFFS PROPERTY OWNERS ASSOCIATION INC.

*Pursuant to the Membership Corporations Law.*

3

That the undersigned, of full age, being desirous of associating ourselves together for the purposes as hereinafter more particularly described, pursuant to and in conformity with the Membership Corporations Law of the State of New York.

FIRST.—That the particular objects for which said Corporation is formed are as follows, viz.:

to protect the rights of the owners of the property located in the area known as Shore Bluffs, Town of Huntington, Long Island, and to accept the conveyance of the shore front and the lands immediately surrounding the lake, as well as any and other real property to be used in and for the property owners of Shore Bluffs, Huntington and to construct and maintain any improvements and buildings that can be used in conjunction with the shore front and lake rights.

SECOND.—That the corporate name by which said Corporation hereby to be formed shall be known and distinguished is and shall be

SOUND SHORE BLUFFS PROPERTY OWNERS ASSOCIATION INC.

37419-18-1

THIRD.—That the territory in which the operations of said Corporation are to be principally conducted are within the County of Suffolk in the State of New York.

FOURTH.—That the principal office of said Corporation shall be located in the Celsner Dr. Town of Huntington County of Suffolk and State of New York.

FIFTH.—That the number of Directors of said Corporation shall be Five

SIXTH.—That the names and places of residence of the persons to be the Directors of said Corporation until its first annual meeting are: (Same number as stated in paragraph 5)

Names.	Places of residence. (give Street numbers)
Charles J. Riolo	Lot# 117 Celsner Drive; Sound Shore Bluffs, Northport, N.Y.
Bruce Covert	23-26 Loefferts Blvd. Kew Gardens, N.Y.
Frank Spinner	114 Locust Street, Garden City, N.Y.
William R. Major	214-11 46th Road Bayside, N.Y.
Henry Lanci	650 East 182nd St. Bronx, N.Y.

SEVENTH.—That all of the subscribers to the certificate are of full age; that at least two thirds of them are citizens of the United States; that at least one of them is a resident of the State of New York and that of the persons named as Directors, at least one is a citizen of the United States and a resident of the State of New York.

In Witness Whereof, we have made, subscribed, and acknowledged this Certificate  
and have hereunto set our hands and affixed our respective seals this 9th  
day of December one thousand nine hundred and fifty

Charles J. Triolo L.S.  
Bruce Covert L.S.  
Frank M. Spinner L.S.  
William R. Major L.S.  
Henry Lanci L.S.

State of New York, }  
of } ss:  
County of Suffolk }

On this 9th day of December  
in the year one thousand nine hundred and fifty, personally appeared before  
me Charles J. Triolo, Bruce Covert, Frank M. Spinner, William R. Major,  
and Henry Lanci

to me severally known and known to me to be the individuals named in and who executed the foregoing  
Certificate, and they thereupon severally duly acknowledged before me that they did execute the same.

Mabel P. Lambertson

MABEL P. LAMBERTSON  
Notary Public, State of New York  
Residing in Suffolk County  
Suffolk County Clerk's No. 111  
Commission Expires Mar. 30, 1951

J. L. BARRON HILL Justice of the Supreme  
Court of the State of New York, of the Tenth Judicial District,  
do hereby approve the foregoing certificate of incorporation, and consent that the same be filed.  
Dated: December 11th, 1950

J. L. Barron Hill  
Justice Supreme Court,  
Tenth Judicial District.

State of New York,

County of Suffolk

ss:

Charles J. Triolo, Bruce Covert, Frank M. Spinner, William R. Major and Henry Lanci, each for himself, being duly sworn deposes and says:

That the undersigned are subscribers to the foregoing certificate of incorporation and are over 21 years of age; that at least two thirds of them are citizens of the United States; that at least one of them is a resident of the State of New York; that of the persons named in the foregoing Certificate of Incorporation as Directors, at least one is a citizen of the United States and a resident of the State of New York.

That no previous application has been made to any Justice of the Supreme Court for an order approving the foregoing Certificate of Incorporation and consenting that the same be filed.

Sworn to before me this 9th day of December 19 50

*Mabel H. ...*  
MABEL H. ...  
Notary Public, State of New York  
Residing in Suffolk County  
Suffolk County Clerk's No. 1148  
Commission Expires Mar. 30, 1951

*Charles J. Triolo*  
*William R. Major*  
*Bruce Covert*  
*Frank M. Spinner*  
*Henry Lanci*

*Large 18-4*

*5419*  
*3/9*  
*18*

Certificate of Incorporation

SOUND SHORE BLUFFS  
PROPERTY OWNERS  
ASSOCIATION INC.

Pursuant to the  
Membership Corporations Law

Filed the \_\_\_\_\_ day  
of \_\_\_\_\_ 19 \_\_\_\_\_

*Charles J. Triolo*  
*135 Bldg.*  
*nyc*

STATE OF NEW YORK  
DEPARTMENT OF STATE

FILED MAR 9 - 1951

TAX \$ *none*  
FILING FEE \$ *40*

By *Thomas Glavin*  
Secretary of State  
*Edison*

2. 1033 P. 013A

DIST 0400  
SE 2,0500

Block 0100

LOTS 014000  
015000

County  
Suffolk  
H 16184



4-

Said property having a frontage of 153 feet on Waterview Street West and a depth on the west side of 284 feet, and a depth on the east side of 272 feet, and a frontage along the high water line of Long Island Sound of 150 feet; to be dimensions more or less, and as shown on said map of Sound Shore Bluffs.

TOGETHER with the right to pass and re-pass over all the roads, streets and avenues as shown on the above map.

TOGETHER with the perpetual use in common with other owners of lots shown on the above map, for the purpose of boating and bathing in Long Island Sound and Blanchard Lake over plots designated on said map "RESERVED FOR OWNERS" which said plots have a minimum frontage of 154 feet on Long Island Sound, and 102 feet on Blanchard Lake, respectfully.

SUBJECT to the following covenants and restrictions;

- (a) That arrangements for water supply and sewage disposal shall be in accordance with the plans approved by the State Department of Health.
- (b) That the premises herein are conveyed subject to Zoning Ordinances and Building Regulations of the Town of Huntington.
- (c) That the parties of the first part reserve that a title in fee to the bed of the streets, roads and avenues for the express purpose of dedication to the Town of Huntington for Highway purposes, and for the installation of public utilities.
- (d) The annual maintenance charge for said plots designated "Reserved for Owners" which said charge shall not be continued beyond the 1st day of March, 1955

*Alvin J. Malvest*

*Peter Swidzinski*  
PETER SWIDZINSKI  
~~Eleanor Swidzinski~~  
ELEANOR SWIDZINSKI  
*Eleanor Swidzinski*

THENCE RUNNING SOUTH 00 degrees 45 minutes 20 seconds west along the division line between Lots numbered 15 and 16 as laid out on said map 276.40 feet to a concrete monument set in the Northerly line of Waterside Street West;

THENCE RUNNING Westerly along said Northerly line of Waterside Street West along the arc of a curve bearing to the right, having a radius of 525.13 feet, a distance along said arc of 154.07 feet to the monument at the point or place of BEGINNING. SAID PREMISES known as 146 West Waterview St., Northport, NY. THE PARTIES OF THE FIRST PART HEREBY COVENANT THAT THEY HAVE DONE NOTHING TO DETRACT OR EFFECT LEGAL TITLE DURING THEIR TERM OF OWNERSHIP OF THE SUBJECT PREMISES.

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.



THIS INDENTURE, made the 9<sup>th</sup> day of November, nineteen hundred and fifty-one, BETWEEN STEPHEN CAVAGNARO, residing at 25 Scudder Avenue, Northport, Town of Huntington, Suffolk County, New York, and WALTER C. HEWITT, residing on Fresh Pond Road, Fort Salonga, Town of Huntington, Suffolk County, New York,

party of the first part, and SOUND SHORE BLUFFS PROPERTY OWNERS ASSOCIATION, INC., a membership corporation organized and existing under the laws of the State of New York, with its office at Northport, Suffolk County, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ONE (\$1.00) - - - -

dollar

lawful money of the United States, and other valuable consideration paid

by the party of the second part, does hereby grant and release unto the party of the second part,

its successors and assigns forever.

ALL those two certain plots or parcels of land situate, lying and being at Crammeadow, in the Town of Huntington, County of Suffolk and State of New York, shown on "Map of Sound Shore Bluffs", said map being filed in Suffolk County Clerk's office on June 20, 1949 as map number 1687, designated on said map as "Reserved for Owners" and respectively described as follows:

PARCEL ONE: BEGINNING at a point in the northerly line of Waterside Street West, where said line is intersected by the easterly line of lot #19 Sound Shore Bluffs; thence from said point of beginning North 00° 43' 20" East along said easterly line of lot #19 Sound Shore Bluffs 305.52 feet more or less to the mean highwater line of Long Island Sound; thence North 53° 37' 40" East along last mentioned line 78.82 feet; thence north 30° 43' 30" East still along the mean highwater line of Long Island Sound 86.12 feet; thence due South along the westerly line of passage way as shown on map of Waterside Park 412.59 feet more or less to the northerly line of Waterside Street West; thence South 83° 00' 00" West along said northerly line of Waterside Street West 112.16 feet to the point or place of beginning.

PARCEL TWO: BEGINNING at a point in the southerly extremity of Blanchard Drive, where said line is intersected by the northerly line of lot #101 Sound Shore Bluffs; thence South 69° 36' 00" West along said northerly line of lot #101 Sound Shore Bluffs 291.73 feet to land now or formerly of Hewitt and Cavagnaro; thence North 7° 07' 50" West along last-mentioned land 102.74 feet; thence North 69° 36' 00" East along the southerly line of lot #100 Sound Shore Bluffs 271.98 feet to the northwesterly line of Blanchard Drive; thence southwesterly along said northwesterly line of Blanchard Drive and along a curved line bearing to the left with a radius of 60.00 feet, a distance of 118.34 feet to the point or place of beginning.

SUBJECT to Zoning Ordinances of the Town of Huntington.

SUBJECT to the rights to the use said reserved portions granted to owners abutting on said "Sound Shore Bluffs Subdivision" in prior deeds, and subject to the rights of all present and future owners of lots on said map of "Sound Shore Bluffs" to the use of said premises above described, in common with the party of the second part, its successors and assigns, and the individual members thereof.



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.

AND the party of the first part covenants as follows:

FIRST.—That said party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

SECOND.—That the party of the second part shall quietly enjoy the said premises;

THIRD.—That the said premises are free from incumbrances, except as aforesaid;

FOURTH.—That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

FIFTH.—That said party of the first part will forever warrant the title to said premises.

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

IN PRESENCE OF:

*Betsy Ingeman*

*Stephen Cavagnaro* (L.S.)  
STEPHEN CAVAGNARO

*Walter C. Hewitt* (L.S.)  
WALTER C. HEWITT

STATE OF NEW YORK, COUNTY OF SUFFOLK

ss.:

On the 9<sup>th</sup> day of November, nineteen hundred and fifty-one, before me personally came STEPHEN CAVAGNARO and WALTER C. HEWITT,

to me known to be the individual s described in and who executed the foregoing instrument, and acknowledged that they executed the same.

RECORDED

JAN 16 1952

1:53 P. M.

R. FORD HUGHES  
CLERK OF SUFFOLK COUNTY

*Betsy Ingeman*

BETSY INGEMAN  
Notary Public in the State of New York  
Residing in Suffolk Co. Off. No. 529  
Commission Expires Mar. 11, 1953

STATE OF NEW YORK, COUNTY OF

ss.:

On the day of , nineteen hundred and before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

LIBER 3311 PAGE 237

**TOGETHER** with all the right, title and interest, if any, of the party of the first part of, 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,  
**its successors** and assigns forever,

On the \_\_\_\_\_ day of \_\_\_\_\_, nineteen hundred and \_\_\_\_\_ before me personally came

to me known, who, being by me duly sworn, did depose and say that he resides at No. \_\_\_\_\_

that he is the \_\_\_\_\_ of \_\_\_\_\_

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

On the \_\_\_\_\_ day of \_\_\_\_\_, nineteen hundred and \_\_\_\_\_ before me personally came

subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. \_\_\_\_\_

that he knows \_\_\_\_\_

to be the individual described in and who executed the foregoing instrument; that he was present and saw execute the same, and that he, said witness, thereupon at the same time subscribed his name as witness thereto.

TITLE NO. 1205293 312

STEPHEN CAVAGNARO and  
WALTER C. HEWITT

TO *Edward J. Lampert*

SOUND SHORE BLUFFS PROPERTY  
OWNERS ASSOCIATION, INC.

*Warranty Deed*

WITH FULL COVENANTS.

The land affected by the within instrument lies in Section \_\_\_\_\_ in Block \_\_\_\_\_ on the Land Map of the County of Suffolk

RECORDED AT REQUEST OF  
*EDWARD J. LAMPERT*

*135 BWAY NYC NY*

**TITLE GUARANTEE AND TRUST COMPANY**  
Offices

Main Office: 176 BROADWAY, MANHATTAN

Branch Offices

6 East 45th Street	BRONX	70 Grand Street	WHITE PLAINS
175 Rensselaer Street	BROOKLYN	90-04 161st Street	JAMAICA
56 Bay Street	STATEN ISLAND	Griffing Avenue	MINNEOLA
			EVERHEAD

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

*84*

RECORDED

JAN 15 1964  
RUFORD HUGHES  
CLERK OF COURTS  
SUFFOLK COUNTY