

SURVEYED FOR LEE-CARRAHER SOUTHAMPTON FAMILY, L.P.
PROPERTY LOCATED AT THE INC VILLAGE OF SOUTHAMPTON
LOTS No. 34 & 35
MAP OF HEADY CREEK PARK
FILED: MARCH 18, 1965: MAP NO: 4288
TOWN OF SOUTHAMPTON
SUFFOLK COUNTY, NEW YORK
S.C.T.M. # 904-011-01-12.1
AREA = 97,802 SF = 2.245 AC

NOTE: THE EXISTENCE OF RIGHT OF WAYS,
WETLANDS AND/OR EASEMENTS OF RECORD
IF ANY, NOT SHOWN ARE NOT GUARANTEED.

LOT COVERAGE CALCULATIONS

LOT AREA EXCLUDING ACCESS STRIP = 91,650 SF
ALLOWABLE LOT COVERAGE = 14% OF LOT AREA
PLUS 1,500 SF (NOT TO EXCEED 30% OF LOT AREA)
= 14,331 SF
EXISTING LOT COVERAGE = 4,118 SF
RESIDENCE W/PORCH, 2ND STY DECK, & POOL

TYPICAL TREE LOCATION (NOT TO SCALE)
REACH AND DRIPLINE

VERIFY EASEMENT OF
RIGHT OF WAY FOR
INGRESS & EGRESS BY FOOT
OVER 8' WIDE WALKWAY
ALONG REAR & EASTERLY PORTION
OF LOTS 21, 22, 23, 24, 25, & 26
TO HEADY CREEK

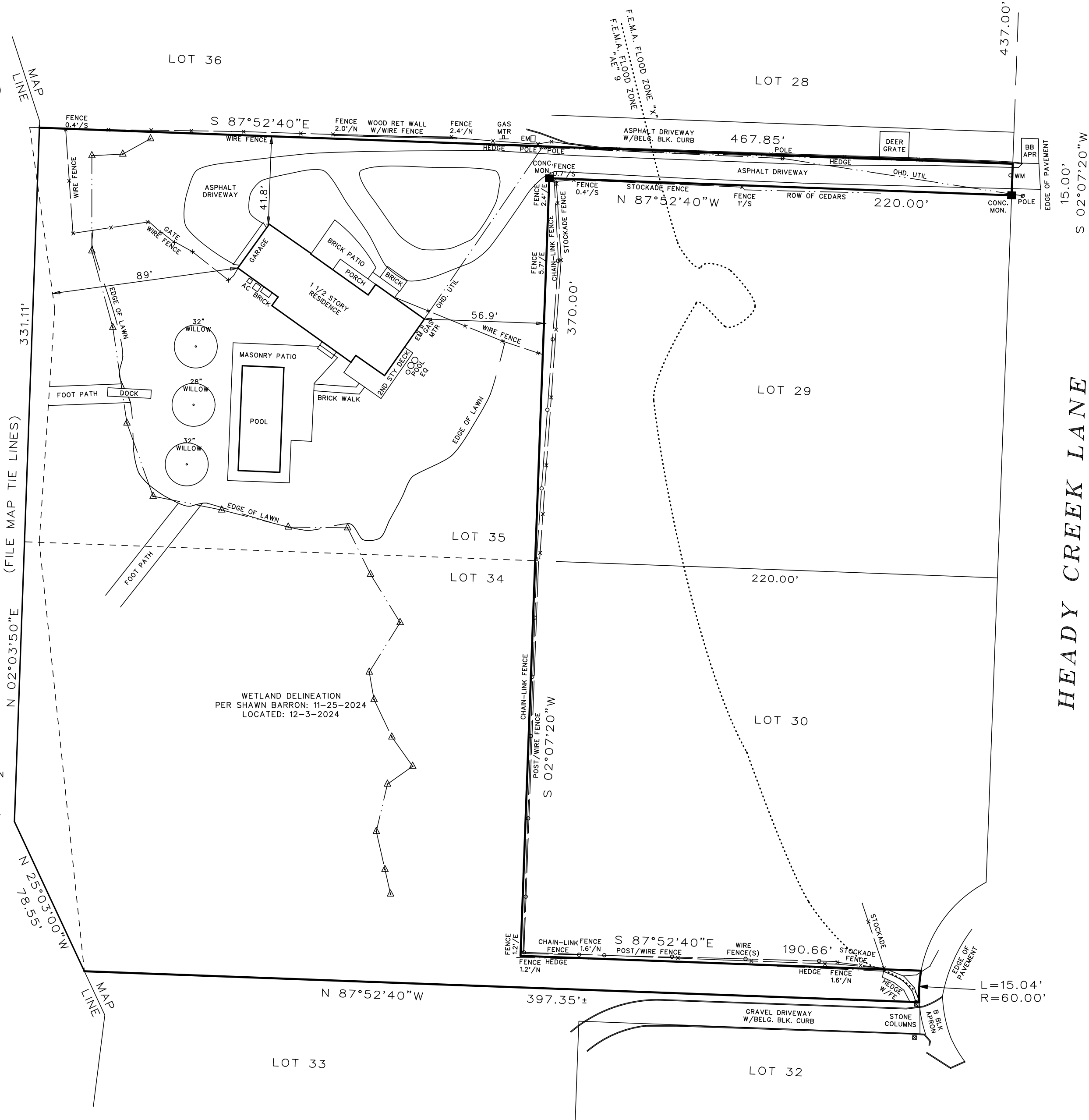
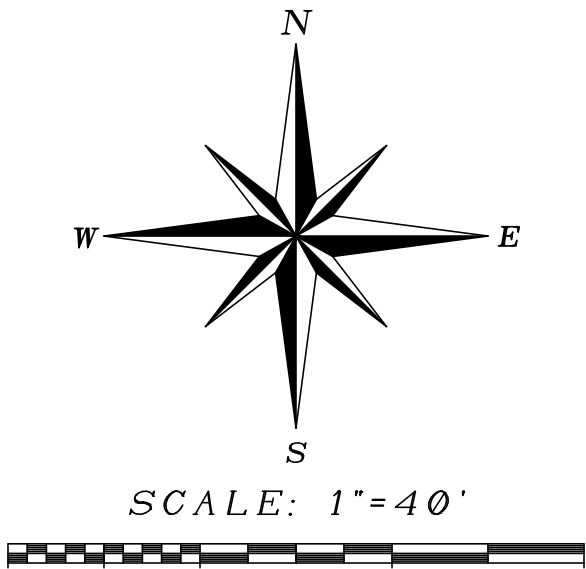
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GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL
INSTITUTIONS OR SUBSEQUENT OWNERS.

CERTIFIED TO:
LEE-CARRAHER SOUTHAMPTON FAMILY, L.P.

John Bufal



SURVEYED BY:
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DECEMBER 3, 2024