



THE AREA OF THIS PROPERTY IS 153,004 S.F. OR 3.512 ACRES
 THE AREA EXCLUDING ACCESS STRIP IS 136,886 S.F. OR 3.142 ACRES

S.C.T.M. NO.
 300 - 142 - 1 - 28.2
 SURVEY OF:
 DESCRIBED PROPERTY

SITUATED IN: EAST HAMPTON
 TOWN OF: EAST HAMPTON
 SUFFOLK COUNTY, NEW YORK
 DATE: 10/6/2025
 JOB NO. G25-11583
 SCALE: 1" = 60'

GUARANTEES INDICATED SHALL RUN ONLY
 TO THE PERSON FOR WHOM THE SURVEY
 IS PREPARED AND/OR AGENCY, AND ARE
 NOT TRANSFERABLE.

CERTIFIED TO:
 144 Hands Creek Road LLC



GARY BENZ, L.S.
 Surveying and Land Planning
 527-B Hawkins Avenue
 Ronkonkoma, N.Y. 11779
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 (631) 648-9348

CLEARING CALCULATIONS
 10,000 S.F. + [LOT AREA x 25%]
 10,000 S.F. + [136,886 S.F. x 25%]
 10,000 S.F. + 34,222 S.F.
 44,222 S.F.

ALLOWABLE CLEARING BY CODE IS 44,222 S.F. (32.3%)
 EXISTING CLEARING OF LOT IS 43,929 S.F. (32.0%)

COVERAGE CALCULATIONS

ALLOWABLE BUILDING COVERAGE IS 12,240 S.F. (8%)
 BUILDING COVERAGE IS 2,530 S.F. (1.7%)
 ALLOWABLE TOTAL LOT COVERAGE IS 45,901 S.F. (30%)
 TOTAL LOT COVERAGE IS 21,493 S.F. (14.0%)

THE EXISTENCE OF RIGHT OF WAYS, WETLANDS, UNDER GROUND UTILITIES 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 SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.