

**#123 COPECES LANE:**

EXIST. BUILDING COVERAGE=0 SQ.FT.  
 MAX ALLOWABLE BUILDING COVERAGE=20% OR 5,999 SQ.FT., WHICHEVER IS LESS (19,990 SQ.FT.x20%=3,998 SQ.FT.)  
 EXIST. TOTAL LOT COVERAGE=0 SQ.FT.  
 MAX ALLOWABLE TOTAL LOT COVERAGE=50% OR 15,999 SQ.FT., WHICHEVER IS LESS (19,990 SQ.FT.x50%=9,995 SQ.FT.)

EXIST. LOT CLEARING=5,649 SQ.FT.  
 MAX ALLOWABLE LOT CLEARING=10,999 OR 75%, WHICHEVER IS LESS (19,990 SQ.FT.x75%=14,992 SQ.FT.)

**#127 COPECES LANE:**

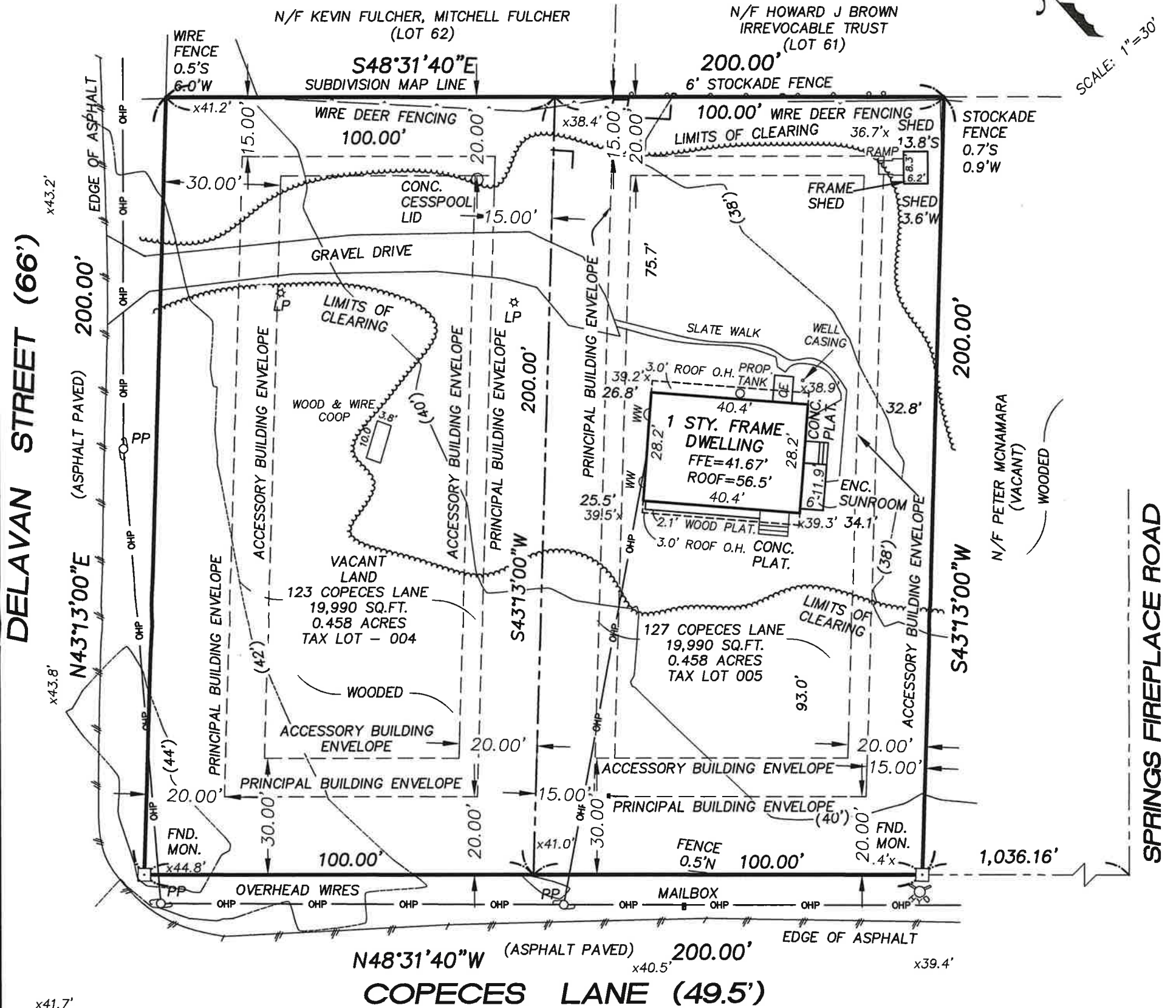
EXIST. BUILDING COVERAGE: HOUSE=1,139 SQ.FT., SHED=52 SQ.FT., SUNROOM=70 SQ.FT. TOTAL BUILDING COVERAGE=1,261 SQ.FT./6.3%  
 MAX ALLOWABLE BUILDING COVERAGE=20% OR 5,999 SQ.FT., WHICHEVER IS LESS (19,990 SQ.FT.x20%=3,998 SQ.FT.)  
 EXIST. TOTAL LOT COVERAGE: HOUSE=1,139 SQ.FT., SHED=52 SQ.FT., SUNROOM=70 SQ.FT., PLAT=49 SQ.FT., STEPS=29 SQ.FT., CE=33 SQ.FT., WW=7 SQ.FT., RAMP=24 SQ.FT. TOTAL EXIST. LOT COVERAGE=1,327 SQ.FT./6.6%  
 MAX ALLOWABLE TOTAL LOT COVERAGE=50% OR 15,999 SQ.FT., WHICHEVER IS LESS (19,990 SQ.FT.x50%=9,995 SQ.FT.)

EXIST. LOT CLEARING=11,027 SQ.FT.  
 MAX ALLOWABLE LOT CLEARING=10,999 OR 75%, WHICHEVER IS LESS (19,990 SQ.FT.x75%=14,992 SQ.FT.)

**SURVEY OF DESCRIBED PROPERTIES**

AS DESCRIBED IN DEEDS:  
 LIBER 13045, PAGE 947 - RECORDED 1/30/2020  
 LIBER 13057, PAGE 784 - RECORDED 5/5/2020  
 SITUATE:  
 EAST HAMPTON, TOWN OF EAST HAMPTON,  
 SUFFOLK COUNTY, NEW YORK  
 S.C.T.M. 0300-097.00-01.00-004.000 & 005.000

TIFFANY ESTATES AT EAST HAMPTON  
 FILED 5/16/1963, MAP NO. 3779



**NOTES:**

1. PROPERTY ADDRESSES: 123 & 127 COPECES LANE, EAST HAMPTON, NY 11937.
2. COMBINED LOT AREAS = 39,981 SQ.FT. (0.917 ACRES).
3. ELEVATIONS AS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).
4. PROPERTY CORNER MONUMENTS WERE NOT SET AS A PART OF THIS SURVEY.
5. ALL DISTANCES ARE IN US SURVEY FOOT.
6. SURVEYED ON APRIL 17, 2025.

**STANDARD NOTES:**

1. COPYRIGHT 2025 DENNIS W. LAYTON LAND SURVEYOR, P.C.
2. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW.
3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE, AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
4. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO THE PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
5. THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.
6. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY.
7. THE OFFSET (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITIONS TO BUILDINGS, AND ANY OTHER TYPE OF CONSTRUCTION.
8. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID COPY.

JOB: D25-071  
 SHEET: 1 OF 1

**CERTIFIED TO:**

123 COPECES LANE:  
 JOAN IANNONE, JOANNE SHEEHAN, HELEN TURNER, AND KATHERINE BYRNES, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP.

127 COPECES LANE:  
 JOAN IANNONE

PRINCIPAL BUILDING SETBACK:  
 FRONT 20'  
 EACH SIDE AND REAR 15'  
 ACCESSORY BUILDING SETBACK:  
 FRONT 30'  
 EACH SIDE AND REAR 10'  
 (SIDE AND REAR SETBACK ARE DOUBLED FOR SWIMMING POOLS, INCL. POOL DECKS, SLABS PATIOS AND POOL EQUIP.)

DENNIS W. LAYTON  
 PROFESSIONAL LAND SURVEYOR  
 NEW YORK LICENSE NO. 050920



6/11/25



**DENNIS W. LAYTON  
 LAND SURVEYOR, P.C.**

15 FROWEIN ROAD, SUITE E2  
 CENTER MORICHES, NEW YORK 11934  
 (631) 400-4777  
 DWLAYTON.COM