

PROPERTY LOCATED AT FIREPLACE  
LOT No. 161  
MAP OF LION HEAD BEACH  
FILED: NOVEMBER 6, 1961: FILE No. 3451  
TOWN OF EAST HAMPTON  
SUFFOLK COUNTY, NEW YORK  
S.C.T.M. # 300-023-05-20  
AREA = 23,108 SF. = 0.530 ACRES  
SCALE: 1"=40'

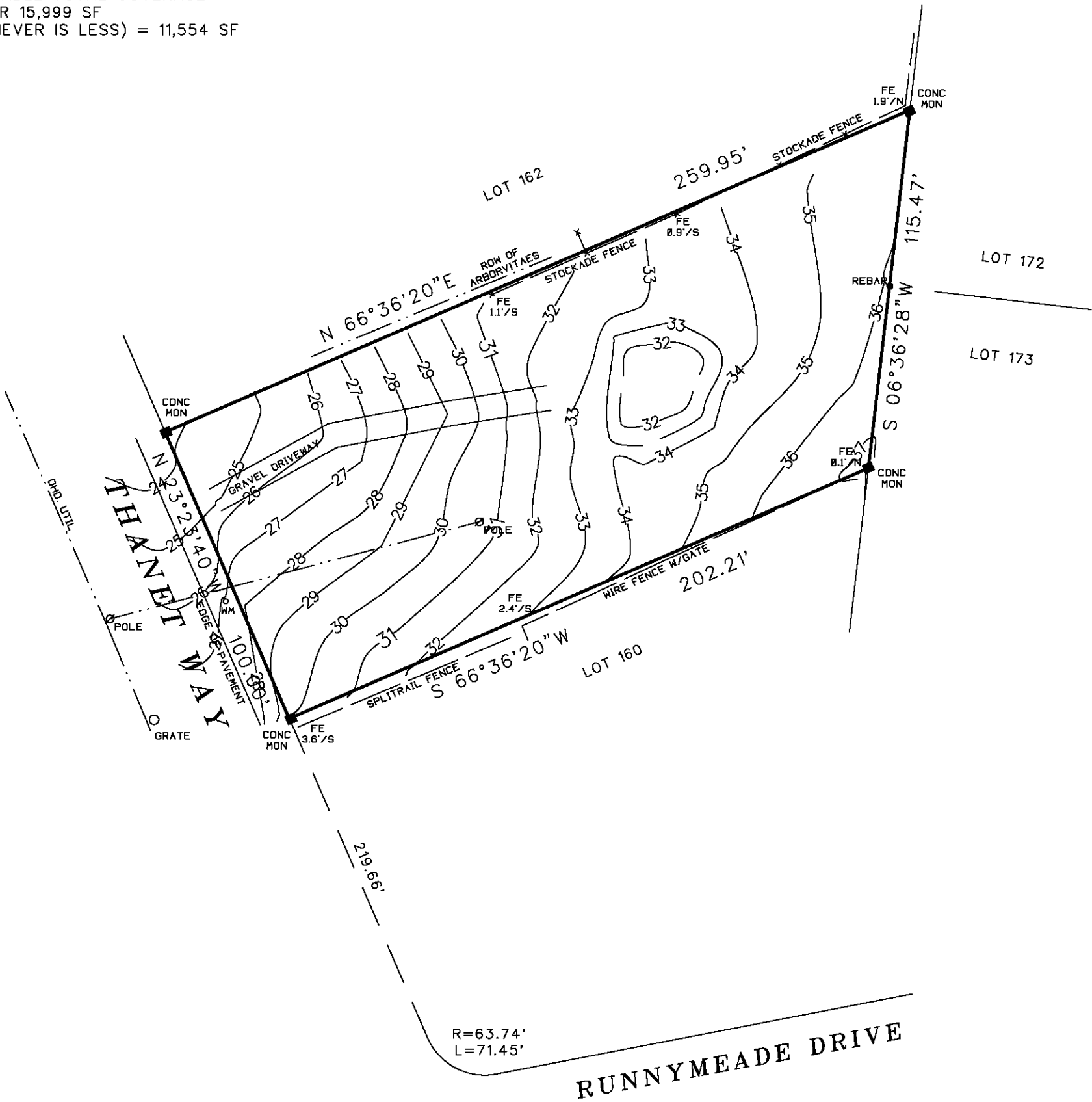
NOTE: THE EXISTENCE OF RIGHT OF WAYS,  
WETLANDS AND/OR EASEMENTS OF RECORD  
IF ANY, NOT SHOWN ARE NOT GUARANTEED.

NOTE: TOPOGRAPHY RESULTS FROM  
AN ACTUAL FIELD SURVEY AND REFER TO  
NAVD 88 DATUM

CLEARING CALCULATIONS:  
ALLOWABLE CLEARING =  
10,000 SF + 25% OF LOT AREA = 15,777 SF

COVERAGE CALCULATIONS:  
ALLOWABLE BUILDING COVERAGE = 20% OR  
8,399 SF (WHICHEVER IS LESS)  
= 4,622 SF

ALLOWABLE TOTAL COVERAGE =  
50% OR 15,999 SF  
(WHICHEVER IS LESS) = 11,554 SF



SURVEYED BY:  
BARYLSKI LAND SURVEYING  
2320 MAIN ST. P.O. BOX 1302  
NEWMAN VILLAGE CONDO.  
BRIDGEHAMPTON, NEW YORK  
(631-537-7944)  
JUNE 7, 2021