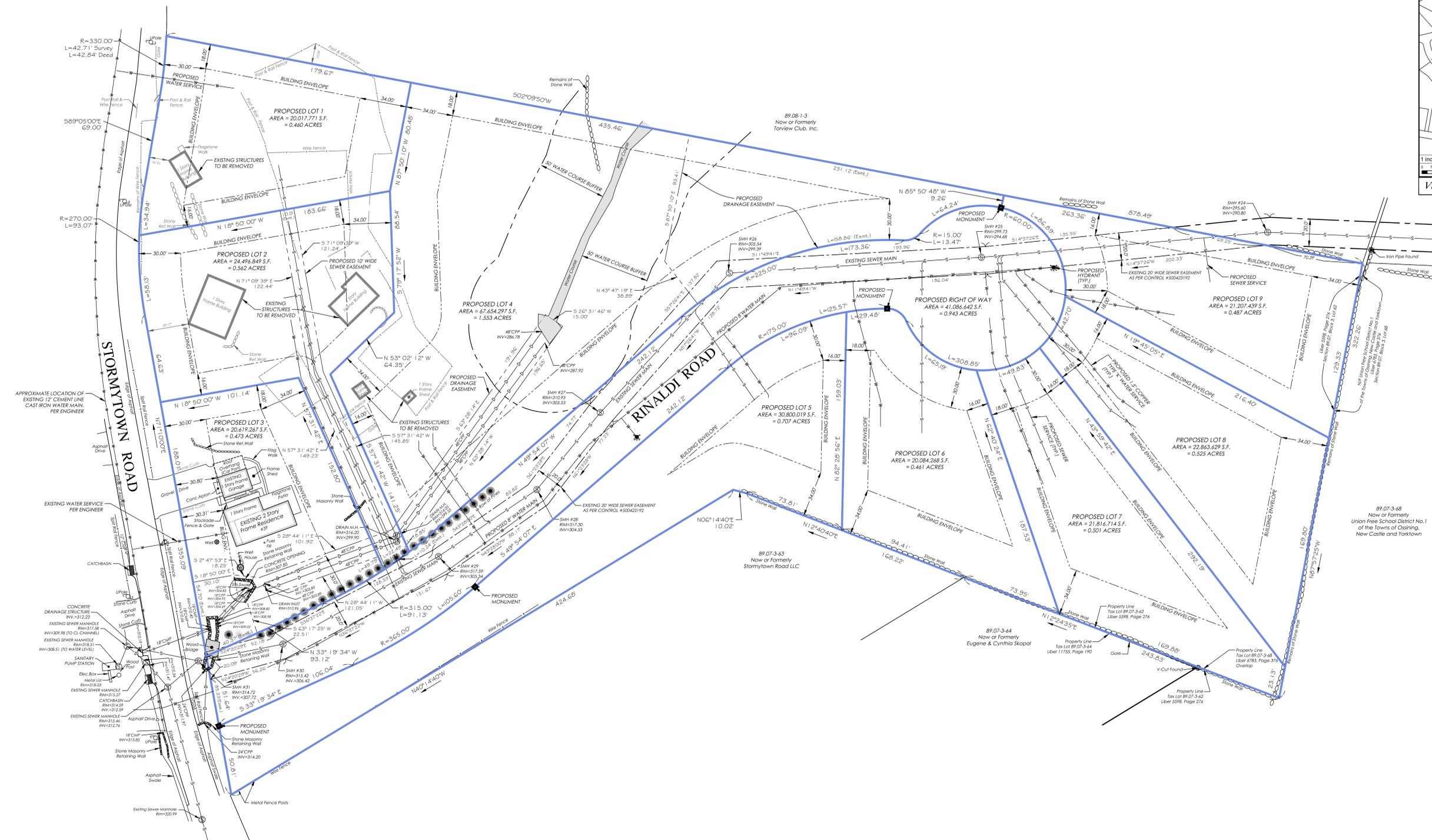


Total Area = 290,646.895 Sq. Ft.
= 6.672 Acres



Westchester County Department of Health
New Rochelle, New York

Approved pursuant to Chapter 873, Article X, Sections 873.951 and 873.1021 and Articles VII and XXII of the Westchester County Sanitary Code subject to the provision of public water supply and public sanitary sewer facilities to serve each habitable building hereafter constructed. These facilities are to be installed in accordance with land improvement plans and specifications approved by and filed in this office prior to the construction of such building.

Each purchaser of property shown hereon shall be furnished a true copy of this plat showing this endorsement. Any enclosures, changes, additions or alterations of any kind, except the addition of signatures of other approving authority and the date thereof made on this plan after this approval, shall invalidate this approval.

Date _____
Approved by the Assistant Commissioner of Health on Behalf of the Department of Health

Approved by Resolution of the Planning Board of the Town of Ossining, NY on the _____ day of _____, 20____, subject to all requirements and conditions of said Resolution. Any change, encroachment, modification or revision of the plat after the above date shall void this approval.

Signed this _____ day of _____, 20____.

Ching Wah Chin, Chairman

The undersigned owner(s) do hereby consent to the filing of this map.

Owner: Agent for - Chocolate Sky LLC Date _____
Address: 81 Meyersville Road, Chatham, NJ 07928

Approved by Town Engineer Town of Ossining

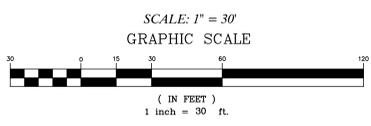
Daniel A. Ciarcia, P.E.

All taxes due to date have been paid.

Town of Ossining Date _____
Receiver of Taxes

ZONING DATA - OSSINING											
TAX MAP DESIGNATION:		SECT: 89.07		BLOCK: 3		LOT: 62					
ZONING DISTRICT: R-20		ONE-FAMILY RESIDENCE DISTRICT									
	REQMENTS	LOT 1 PROPOSED	LOT 2 PROPOSED	LOT 3 PROPOSED	LOT 4 PROPOSED	LOT 5 PROPOSED	LOT 6 PROPOSED	LOT 7 PROPOSED	LOT 8 PROPOSED	LOT 9 PROPOSED	
LOT AREA	SQ. FT.	20,000	20,017.771	24,496.849	20,619.267	67,654.297	30,800.019	20,084.268	21,816.714	22,863.629	
WIDTH	FT.	100	135.5	122.9	180.3	464.7	544.0	120.8	100.0	100.00	
LOT DEPTH	FT.	130	192.8	309.5	153.1	264.1	148.2	152.5	311.6	293.3	
FRONT YARD	FT.	30	30	30	30.31	30	30	30	30	30	
ONE SIDE YARD	FT.	16	16	16	48.55	16	16	16	16	16	
BOTH SIDE YARDS	FT.	34	34	34	108.23	34	34	34	34	34	
REAR YARD	FT.	34	34	34	43.03	34	34	34	34	34	

NOTES:
1. The Town of Ossining has granted a waiver for the sidewalk and street light requirements along the proposed road.
2. The proposed road has been dedicated to the Town of Ossining.
3. The stormwater management system associated with the proposed road will be maintained by the Town of Ossining.



Westchester County Index System: Sheet 154, Block 9077.

TC MERRITTS LAND SURVEYORS
394 BEDFORD ROAD • PLEASANTVILLE • NY 10570
(914) 769-8003 • (203) 622-8899



I, Daniel T. Merritts Licensed Land Surveyor, who made this map do hereby certify that the survey upon which this map is based was completed November 5, 2015 and this map was completed January 22, 2021.
Map Revised: March 26, 2021
Map Revised: June 7, 2021 to show additional easements and notes

By: *Daniel T. Merritts*
New York State Licensed Land Surveyor No. 036064

Project: 15-272
Field Survey By: BC/CR
Drawn By: D1
Checked By: DM