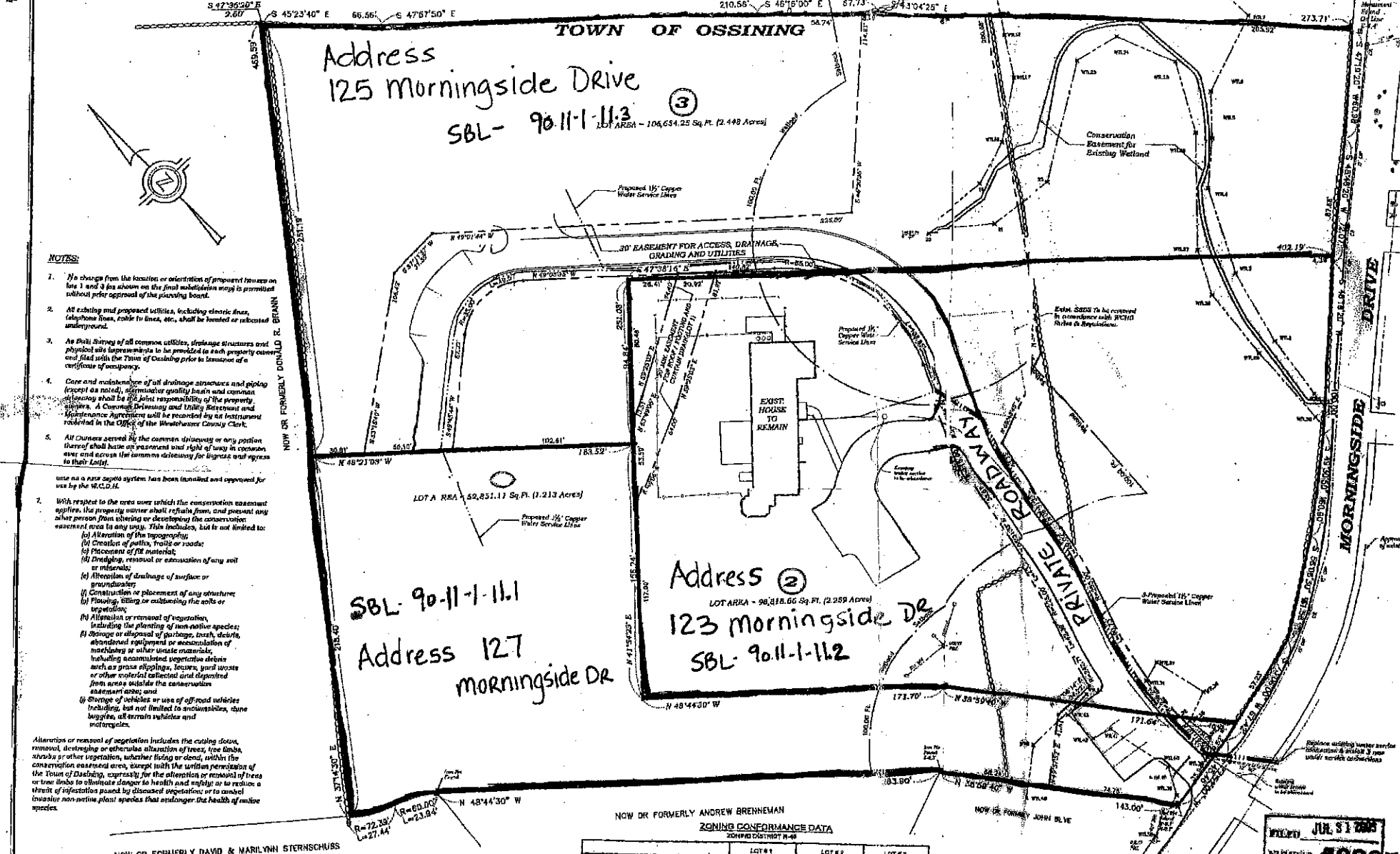


LOT #	AREA	TEST PT. NO.	% SLOPE	PERC. RATE	COEFF. TO IMPROVE	LENGTH OF FILLING	BASE FILL	CONCRETE	REMARKS	AREA
1.00	1.23 AC.	See Data Sheet	10	0.67	7	7	100	7	100%	700
2.00	2.28 AC.	See Data Sheet	6	0.67	7	7	100	7	100%	2500
3.00	2.48 AC.	See Data Sheet	7	0.67	7	7	100	7	100%	600



SURVEYOR'S CERTIFICATION:

I, John Marano, do hereby certify that this plat is based on a field survey completed under my immediate supervision on June 12, 2007 and this plat was completed on July 9, 2007 and last revised on November 13, 2007.

JOHN MARANO
 Licensed Surveyor
 378 Old Route 55, Apt. 2
 Poughkeepsie, New York 12670
 (914)886-1744

It is a violation of the New York State Education Law for any person, unless acting under the direction of a Licensed Land Surveyor, to alter any data on this drawing and/or related specifications. All alterations must be made in compliance with the New York State Education Law. The Licensed Land Surveyor's seal appears herein and the person responsible for any such alteration or reuse without his consent.

by: *John Marano*
 New York License # 36697

in accordance with the minimum standards for this survey of the State of New York Land Title Association.

Only copies of the original survey bearing the land surveyor's initial or embossed seal shall be considered a true & valid copy.

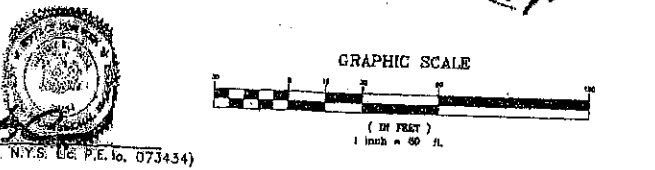
The liability of this survey is limited to the fee paid.

ZONING CONFORMANCE DATA
 ZONING DISTRICT R-40

	LOT #1	LOT #2	LOT #3
LOT AREA:	40,000 S.F. MIN.	12,500 S.F.	80,000 S.F.
LOT WIDTH:	150 FT. MIN.	200 FT.	240 FT.
LOT DEPTH:	150 FT. MIN.	910 FT.	300 FT.
FRONT YARD:	40 FT. MIN.	40 FT.	100 FT.
ONE SIDE YARD:	20 FT. MIN.	06 FT.	30 FT.
TWO SIDE YARD:	42 FT. MIN.	100 FT.	140 FT.
REAR YARD:	20 FT. MIN.	22 FT.	40 FT.
LIVABLE FLOOR AREA:	400 S.F. MAX.	2,000 S.F. +	2,000 S.F. +
BUILDING COVERAGE:	10 % MAX.	4.7 %	4.0 %

UTILITIES DESIGN BY:

BIBBO ASSOCIATES, LLP
 293 ROUTE 100 SUITE 203
 SOMERS, NEW YORK 10589
 TEL. 914 277 6805



VICINITY MAP
 Not To Scale

WESTCHESTER COUNTY DEPARTMENT OF HEALTH
 NEW ROCHELLE, NEW YORK

Approved pursuant to Chapter 873, Article X, Sections 873.951 and 873.1011 and Articles VII and XXII of the Westchester County Sanitary Code subject to the provision of public water supply and individual separate sewage treatment facilities to serve each habitable building thereafter constructed. These facilities are to be installed in accordance with land improvement plans and specifications approved by and filed in this office prior to construction of such building.

Each purchaser of property shown hereon shall be furnished a true copy of this plat showing this endorsement. Any erasures, 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.

Approved by the Assistant Commissioner of Health on the behalf of the Department of Health *[Signature]* Date *7-15-08*

Approved by the Planning Board of the Town of Ossining *[Signature]* Date *7-11-09*

Date *7/27/2009*
 Date *7/30/2009*

All taxes due to date have been paid

Date *8-2-08* Owner: *V.B.S. LLC*
 123 Morningside Drive
 Ossining, N.Y.

Approved for filing in the Westchester County Division of Land Records

PRELIMINARY SUBDIVISION PLAT
 prepared for **VBS LLC**
 Property Being Section 90.01, Block 1 & 11, Tax Lot 11
 - map entitled -

"OFFICIAL TAX ASSESSMENT MAPS OF THE TOWN OF OSSINING"
 Town of OSSINING
 Westchester County, New York

Scale: 1"=30'
 Surveyed: 12 June 2007
 9 July 2007 - Preliminary Plat Completed
 13 November 2007 - Additional Information
 7 August 2008 - Additional information added

Westchester County Index System: Sheet *142* Block *9196*

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