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Said certifications shall run only to the person for whom this survey is prepared and on his/her behalf to the title company, governmental agency and lending institutions listed hereon. Certifications are not transferable to additional institutions or subsequent owners.

Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Possession only where indicated.

Adjacent property lines and easements not surveyed or certified. Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.

Underground utilities shown hereon are approximate and should be verified before excavating. Additional underground utilities are not shown or certified. Encroachments and structures below grade, if any, not shown or certified.

Subject to covenants, easements, restrictions, conditions and agreements of record.

Premises hereon being Lot 3 as shown on a certain map entitled, "Final Subdivision Plat Prepared for Valerie A. Schemmer, situate in the Town of Ossining, Westchester County, New York." Said map filed in the Westchester County Clerk's Office, Division of Land Records January 13, 2022 as map number 29609.

Premises shown hereon designated on the Town of Ossining Tax Maps as: Section 89.08, Block 1, Lot 82.3.

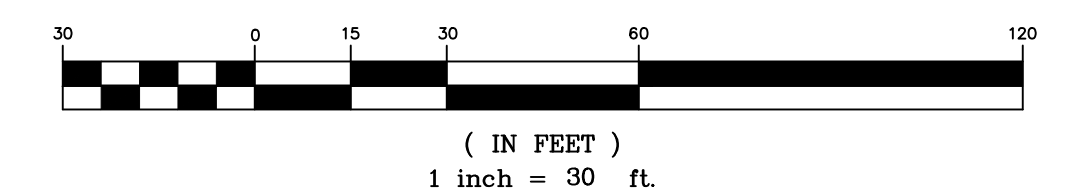
Property Address: 41 Croton Dam Road
Ossining, NY 10562

PROPOSED HOUSE AND DRIVEWAY LOCATION SHOWN
HEREON AS PER OWNER / CONTRACTOR DELINEATION,
NOT AS PER ENGINEERS SITE PLAN.

ZONING REQUIREMENTS R-15 ZONE	
	REQUIRED
MIN. PRINCIPAL BUILDING SETBACKS	
FRONT YARD	30'
SIDE YARD (LEAST/TOTAL)	14' / 30'
REAR YARD	32'
MAX. HEIGHT (PRINCIPAL) (FEET/STORIES)	35' / 2.5 STORY
MAX. BUILDING COVERAGE (%)	25 %

**PLOT PLAN
PREPARED FOR
LOT 3**
SITUATE IN THE
TOWN OF OSSINING,
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 30'
GRAPHIC SCALE



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Surveyed: February 8, 2018
Map Prepared: February 14, 2018
Map Revised: November 7, 2019
Map Revised: November 13, 2019
Map Revised: September 8, 2023 to show Lot 3 Plot Plan
By: *Daniel T. Merritts*
New York State Licensed Land Surveyor No. 050604

Project:	18-011 - LOT 4	Reference:	NA
Field Survey By:	AN/FT	Drawn By:	DA
Project Manager:	DA	Checked By:	DA