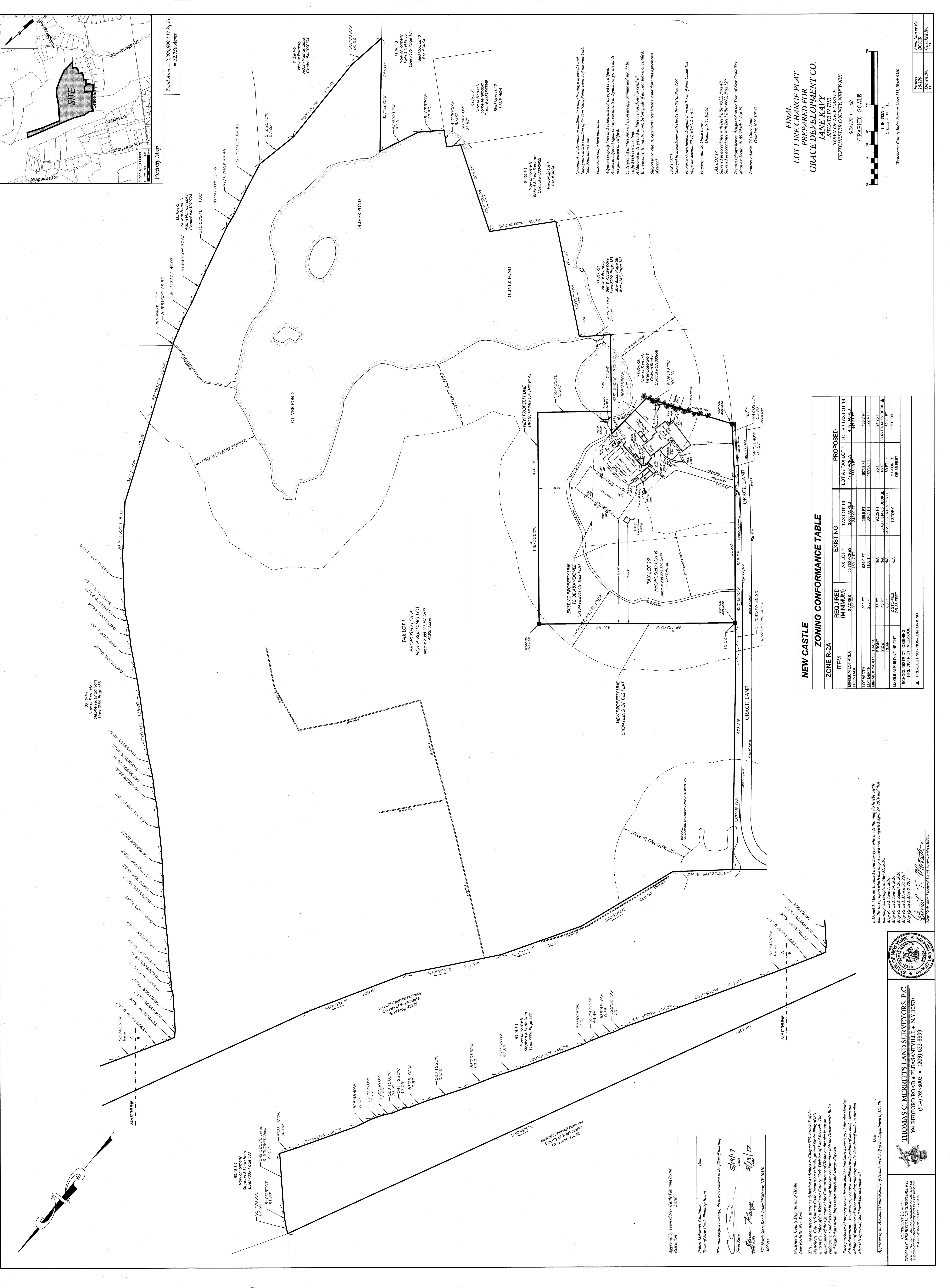
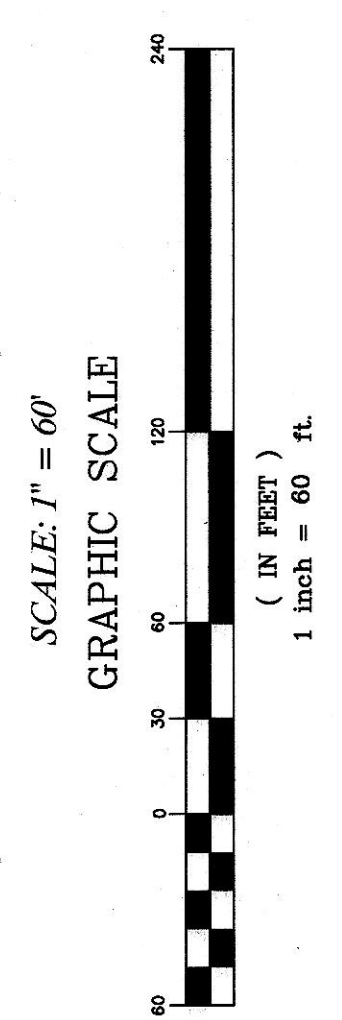




FINAL
LOT LINE CHANGE PLAT
PREPARED FOR
GRACE DEVELOPMENT CO.
JANE KAVY
STATE OF NEW YORK
TOWN OF NEW CASTLE
WESTCHESTER COUNTY, NEW YORK



NEW CASTLE
ZONING CONFORMANCE TABLE

ZONE R-2A	ITEM	EXISTING		PROPOSED	
		TAX LOT 1	TAX LOT 19	LOT A / TAX LOT 1	LOT B / TAX LOT 19
MINIMUM LOT AREA	REQUIRED (MINIMUM)	2 ACRES	2,000 ACRES	47.93 ACRES	47.93 ACRES
	FRONTAGE	200 FT	240.90 FT	505.10 FT	447.97 FT
	LOT WIDTH	200 FT	258.9 FT	807.3 FT	488.7 FT
	LOT DEPTH	200 FT	1188.1 FT	1098.8 FT	392.4 FT
MINIMUM YARD SETBACKS	FRONT	75 FT	NA	75 FT	94.25 FT
	SIDE	45 FT	NA	45 FT	35.46 FT/14.65 DECK ▲
	REAR	25 FT	NA	25 FT	2 STORIES
MAXIMUM BUILDING HEIGHT	SCHOOL DISTRICT - CROSSING	2 STORIES	1 STORY	2 STORIES	1 STORY
	FIRE DISTRICT - MILLWOOD	OR 35 FEET	1 STORY	2 STORIES	OR 35 FEET
▲ PRE-EXISTING / NON-COMFORMING					

I, Daniel T. Merritts, Licensed Land Surveyor, who made this map, do hereby certify that this map was completed on May 31, 2016.
Map Revised: June 1, 2016
Map Revised: August 26, 2016
Map Revised: March 30, 2017
Map Revised: May 8, 2017
New York State Licensed Land Surveyor No. 165964



THOMAS C. MERRITTS LAND SURVEYORS, P.C.
394 BEDFORD ROAD • PLEASANTVILLE • N.Y. 10570
(914) 765-8003 • (203) 622-8899

APPROVED BY THE TOWN OF NEW CASTLE PLANNING BOARD
Robert Kikwood, Chairman
Date: 5/11/17
JANE KAVY
5/11/17
Address: 573 North State Road, Brincliffe Manor, NY 10510

Westchester County Department of Health
New Castle, New York
This map does not constitute a subdivision as defined by Chapter 873, Article X of the
County of Westchester, New York, and is not a map in the Office of the Westchester County Clerk, Division of Land Records. The
appearance of the signature of the Commissioner of Health on this plat is not an
endorsement of the map, nor does it constitute an approval of the Department's rules
and regulations pertaining to water supply and sewage disposal.
Each purchaser of property shown herein shall be furnished a new copy of this plat showing
the location of the property and the date thereof made on this plat
after this approval, shall invalidate the approval.

Approved by the Assistant Commissioner of Health on Behalf of the Department of Health
Date: 5/11/17

Approved by Town of New Castle Planning Board
Resolution: _____
Robert Kikwood, Chairman
Date: 5/11/17

The undersigned owner(s) do hereby consent to the filing of this map.
Date: 5/11/17
JANE KAVY
5/11/17
Address: 573 North State Road, Brincliffe Manor, NY 10510

Unauthorized alteration or addition to a map bearing a Licensed Land
Surveyor's seal is a violation of Section 2209, 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 roads
not guaranteed or certified.
Underground utilities shown herein are approximate and should be
verified before excavating.
Easements and structures below grade, if any, not shown or certified.
Subject to easements, encroachments, restrictions, conditions and agreements
of record.
TAX LOT 1
Surveyed in accordance with Deed Liber 7810, Page 688.
Premises shown herein designated on the Town of New Castle Tax
Maps as: Section 88.17, Block 2, Lot 1.
Property Address: Grace Lane
Ossining, N.Y. 10562
TAX LOT 19
Surveyed in accordance with Deed Liber 6322, Page 40.
Surveyed in accordance with Deed Liber 6662, Page 529.
Premises shown herein designated on the Town of New Castle Tax
Maps as: Section 91.05, Block 1, Lot 19.
Property Address: 24 Grace Lane
Ossining, N.Y. 10562

TAX LOT 1
PROPOSED LOT A
NOT A BUILDING LOT
Area = 2,086,123.786 Sq. Ft.
Area = 47.93 Acres

TAX LOT 19
PROPOSED LOT B
Area = 2,087,753.39 Sq. Ft.
Area = 47.93 Acres

Total Area = 2,206,899.137 Sq. Ft.
= 52.730 Acres