

FIELDWORK COMPLETED: November 22, 2019

DEED REFERENCE:  
Book 2058, Page 24

FILED MAP REFERENCE:  
Being Lot 1 as shown on "Final Subdivision Plat Triple 'T' Estates" filed on September 29, 2003 as Map No. 2937

**GENERAL NOTES:**

The purpose of this map is to subdivide the existing 102,702 acre parcel into two lots. Lot A will be a 94,884 acre vacant lot that is intended to be put into conservation. Lot B will be a 7,818 acre lot containing the existing single family residence lot with all its appurtenances.

All features shown are existing. There is no development or construction proposed with this subdivision.

This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain title insurance for any subsequent or future grantees.

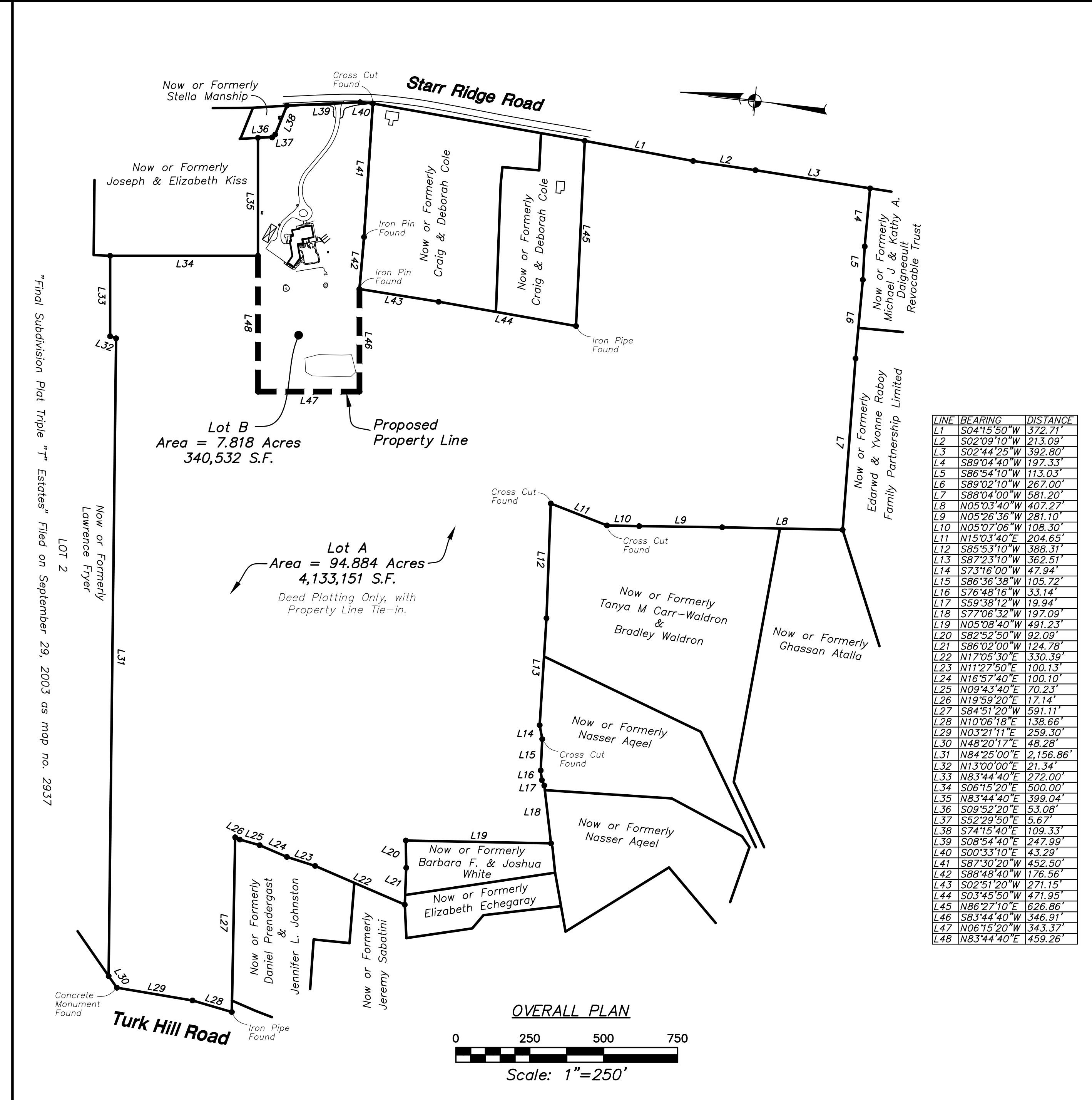
Unauthorized alteration or addition to this survey is a violation of Section 7209, subdivision 2 of the New York State Education Law.

The alteration of survey maps by anyone other than the original preparer is misleading, confusing and not in the general welfare and benefit of the public. Licensed Land Surveyors shall not alter survey maps, survey plans, or survey plats prepared by others.

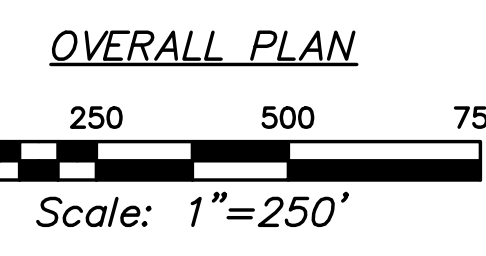
Underground structures, if any exist, are not shown hereon, except as noted. The location of underground improvements or encroachments are not always known and often must be estimated. If underground improvements, easements, or encroachments exist and are neither visible during normal field survey operations nor described in instruments provided to this surveyor, they may not be shown on this map and are not certified.

This property may be affected by instruments which have not been provided to this surveyor. Users of this map should verify title with their attorney or a qualified title examiner.

Only copies from the original of this survey marked with the surveyor's embossed seal are genuine, true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an unauthorized copy.



LINE	BEARING	DISTANCE
L1	S04°13'50"W	372.71'
L2	S02°09'10"W	213.09'
L3	S02°44'25"W	392.80'
L4	S89°04'40"W	197.33'
L5	S86°54'10"W	113.03'
L6	S89°02'10"W	267.00'
L7	S88°04'00"W	581.20'
L8	N05°03'40"W	407.27'
L9	N05°26'56"W	281.10'
L10	N03°07'06"W	108.30'
L11	N15°03'40"E	204.65'
L12	S85°53'10"W	388.31'
L13	S87°23'10"W	362.51'
L14	S73°18'00"W	47.94'
L15	S86°36'58"W	105.72'
L16	S76°48'16"W	33.14'
L17	S59°38'12"W	19.94'
L18	S77°06'52"W	197.09'
L19	N05°08'40"W	491.23'
L20	S82°52'50"W	92.09'
L21	S86°02'00"W	124.78'
L22	N17°05'30"E	330.39'
L23	N11°27'50"E	100.13'
L24	N16°57'40"E	100.10'
L25	N09°43'40"E	70.23'
L26	N19°59'20"E	17.14'
L27	S84°51'20"W	591.11'
L28	N10°06'18"E	138.66'
L29	N03°21'11"E	259.30'
L30	N48°20'17"E	48.28'
L31	N84°25'00"E	2,156.86'
L32	N13°00'00"E	21.34'
L33	N83°44'40"E	972.00'
L34	S06°15'20"E	500.00'
L35	N83°44'40"E	399.04'
L36	S09°52'20"E	53.08'
L37	S52°29'50"E	5.67'
L38	S74°15'40"E	109.33'
L39	S08°54'40"E	247.99'
L40	S00°33'10"E	43.29'
L41	S87°30'20"W	452.50'
L42	S88°48'40"W	176.66'
L43	S02°51'20"W	271.15'
L44	S03°45'50"W	471.95'
L45	N86°27'10"E	626.86'
L46	S83°44'40"W	346.91'
L47	N06°15'20"W	343.37'
L48	N83°44'40"E	459.26'

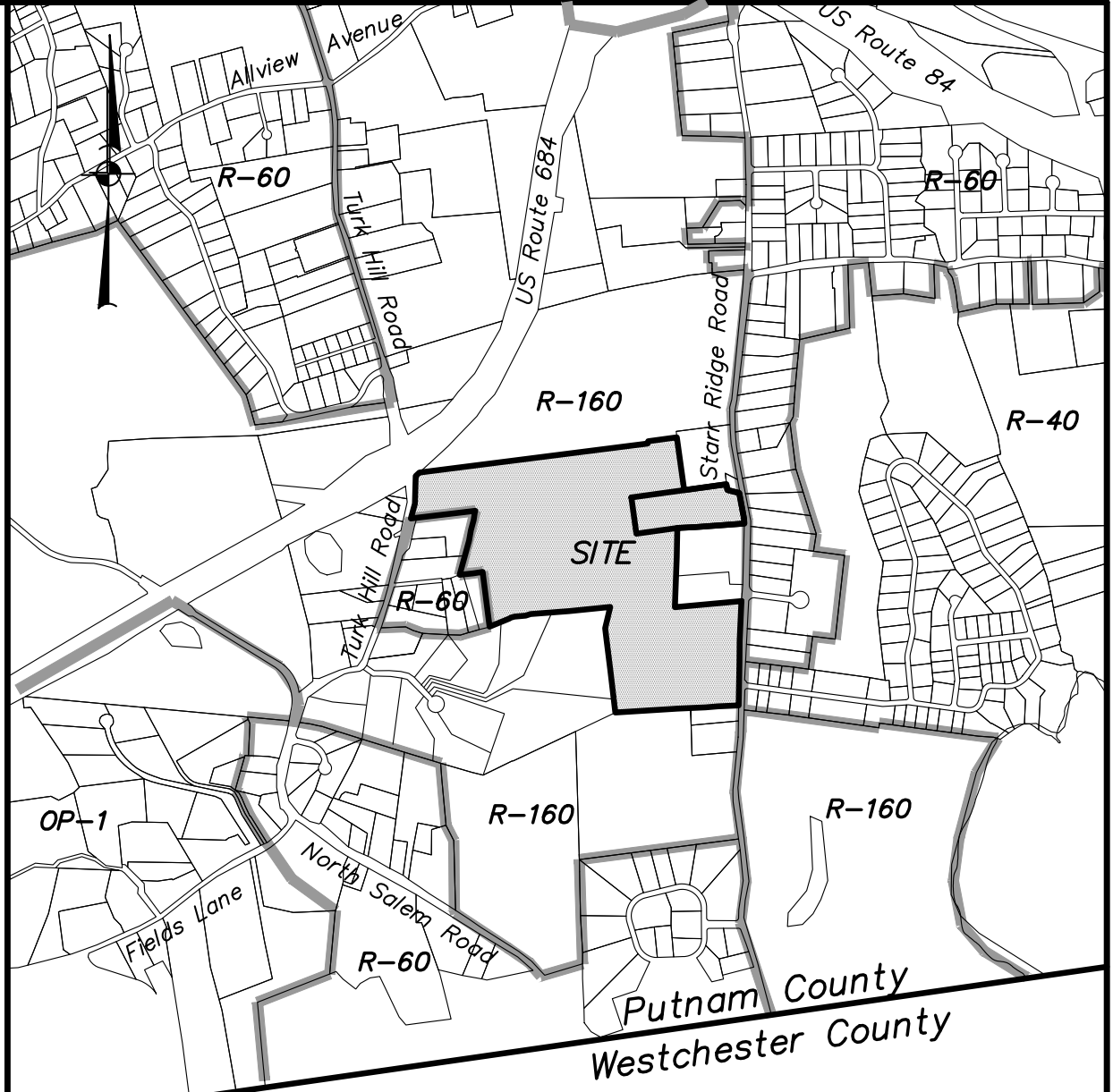
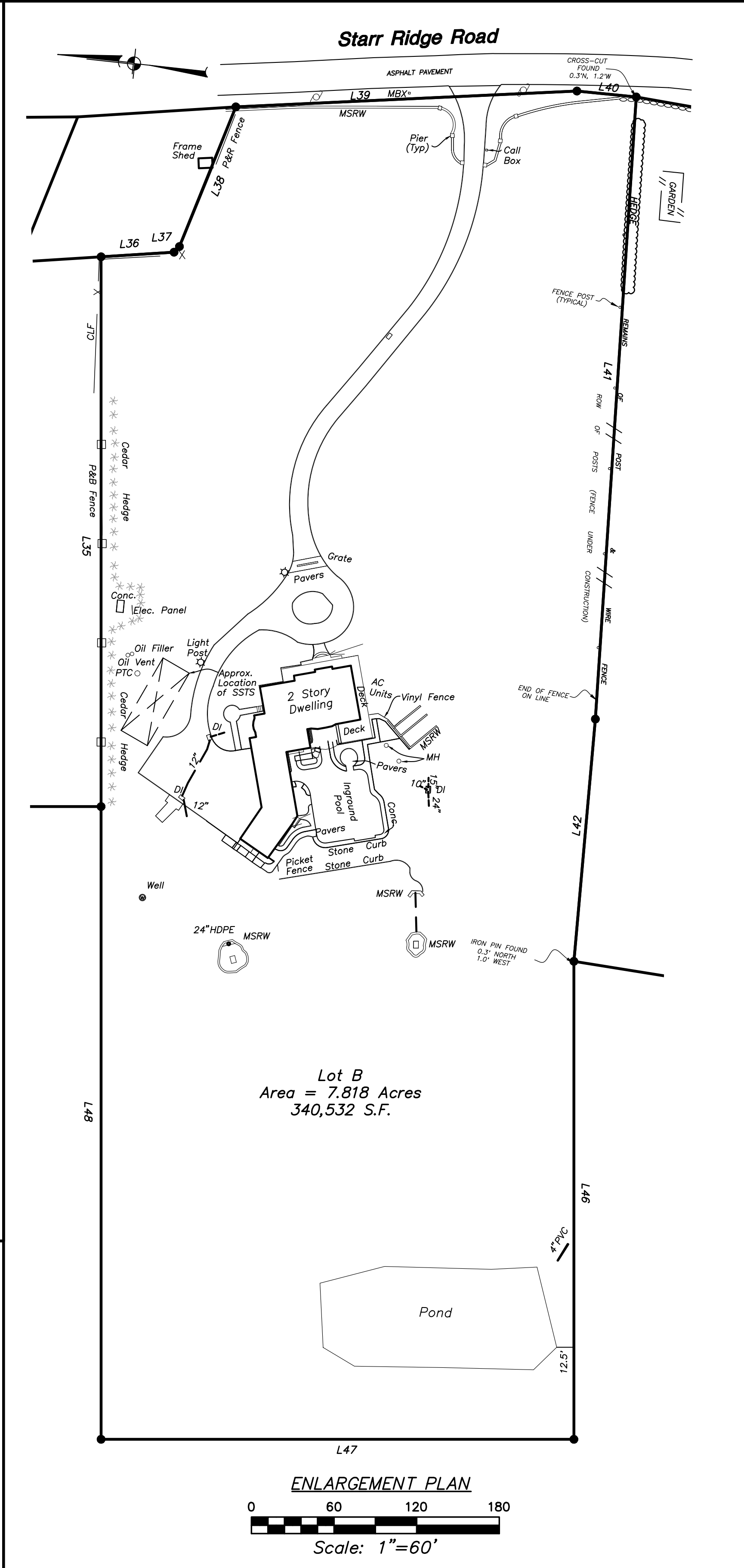


**R-160 ZONE REQUIREMENTS:**

REQUIRED/PERMITTED:	LOT A:	LOT B:
Min. Lot Area:	160,000 sf	340,532 S.F.
Min. Lot Width:	300'	323'±
Min. Setbacks:		
Front:	100'	398'±
Side/Total:	100'/200'	89'±/203'
Rear:	100'	339'±
Min. Yards:		
Front:	100'	409'±
Side:	100'	101'±/271'±
Rear:	100'	421'±
Min. Road Frontage:	250'	421'±
Max Building Height:	35'	< 35'
Max. Coverage:	20%	7%
Floor Area Ratio	0.20	< 0.20

**Area Table**

Lot No.	Proposed Area
A	94,884 Acres
B	7,818 Acres
Total Area	102,702 Acres

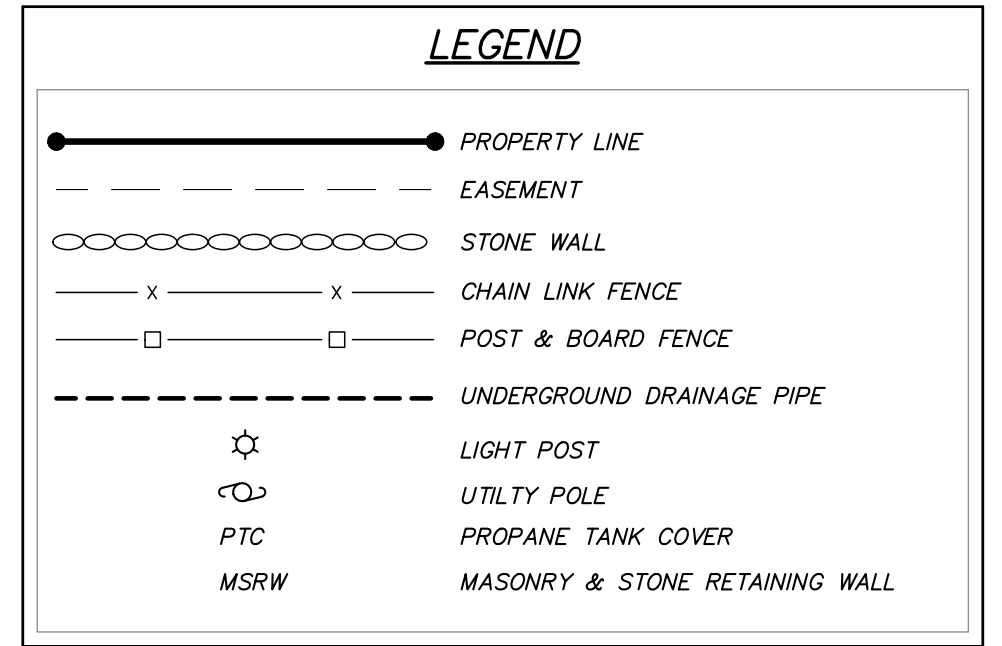


**LOCATION MAP** SCALE: 1" = 1,000'±

**Owner:** ProSwing Sports Realty Inc.  
14 Autumn Ridge Road  
South Salem, NY 10590

**Site Data:** Zone: R-160 Residential  
Total Area: 102,702 Acres  
Use: Residential  
Tax Map No.: 79-1-10.1

**Applicant:** ProSwing Sports Realty Inc.  
27 Radio Circle Drive  
Mount Kisco, NY 10549



Land Surveying by Insite Engineering, Surveying & Landscape Architecture, P.C.

**Land Surveyor's Certification**  
We hereby certify that the survey shown hereon was completed by us on November 22, 2019; that this map was completed December 20, 2019; and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveyors as adopted by the New York State Association of Professional Land Surveyors, Inc.

By: JEFFREY B. DeROSA, LS  
New York State License No. 050749  
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**Certification by Real Property Tax Dept.**

To Real Property Tax Department:  
Please certify that Tax Map Numbers 79-1-10.1 in the Town of Southeast are the correct Tax Map numbers for this subdivision plat.

Director of Real Property Taxes

**Certification by Putnam County Commissioner of Finance**

The Commissioner of Finance hereby certifies that all town, county and village real property taxes forwarded to this office for collection as of \_\_\_\_\_ have been paid for the parcel or parcels described as: Tax Map No. 79-1-10.1

Signed: \_\_\_\_\_  
Commissioner of Finance

**Putnam County Department of Health Approval "Non-Jurisdictional" Approval Statement**

This is to certify that the division of land as represented on this map does not fall within the definition of subdivision as specified in Section 1115 of the Public Health Law, and therefore, is not applicable. This map in no way, explicit or implied, conveys the approval of the Putnam County Department of Health. Approval of this plat is not required, but all other provisions of the Putnam County Sanitary Code apply.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Environmental Health Services

Expiration Date \_\_\_\_\_

**Town of Southeast Planning Board Approval**

Approved by resolution of the Planning Board of the Town of Southeast, Putnam County, New York, on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, subject to all requirements and conditions of said resolution. Any change, erasure, modification or revision of the plat, as approved shall void this approval.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

By: \_\_\_\_\_  
Chairman, Southeast Planning Board

This plat is valid for filing until \_\_\_\_\_, 2019.

**Owner Consent to File**

The undersigned owner of the property hereon states that he is familiar with this map, its contents and its legends, and hereby consents to all its said terms and conditions as stated hereon, and to the filing of this map in the Office of the Clerk of the County of Putnam.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

By: \_\_\_\_\_  
ProSwing Sports Realty Inc.  
14 Autumn Ridge Road  
South Salem, NY 10590

**Subdivision Plat**  
prepared for  
**ProSwing**  
Situate in the  
**Town of Southeast County of Putnam**  
State of New York  
Scale As Noted Date: December 20, 2019