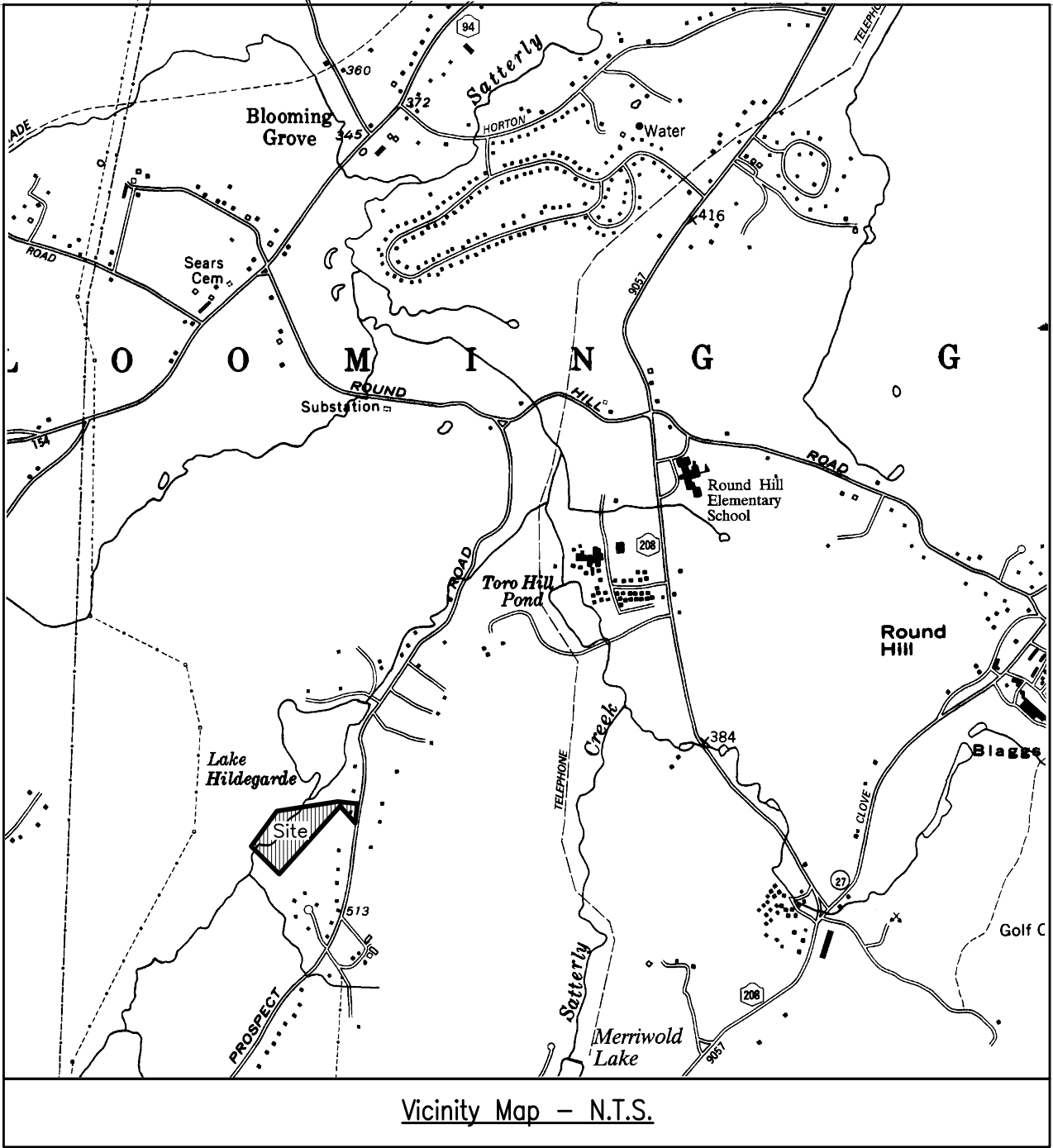
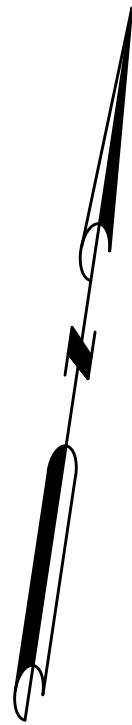


Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.

Unauthorized alteration to a map bearing a Licensed Professional Land Surveyor's seal is a violation of SECTION 7209, SUBDIVISION 2, of the NEW YORK STATE EDUCATION LAW. The certification is not an express or implied warranty or guarantee, it is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence available. Certifications are not transferable to additional institutions or subsequent owners. Plan prepared pursuant to SECTION 7209 of the NEW YORK STATE EDUCATION LAW. Subject to the findings of an up to date title search. Unless the Surveyor's seal appears raised on this map, it should not be considered a true and correct copy of the Surveyor's original work and opinion.

Legend	
	Property Line to Remain
	Proposed Property Line
	Adjoiner Property Line



SUBJECT TO ANY EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD

UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION

UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES

WETLANDS IF ANY ARE NOT SHOWN

Being Lot 6 as shown on a Map Entitled
"Final Plan, Subdivision of Land of
Karfunkel, Town of Blooming Grove, Orange
County, N.Y." on File in the Orange County
Clerk's Office as Map Number 5655

n/f
Winkler
Lot 5 FM 5655

Proposed Lot 1
Area: 11.19 Acres
Not for construction use
unless approved by Planning Board

n/f
H&S Prospect 212 LLC
Lot 4 FM 5655

n/f
Hogan

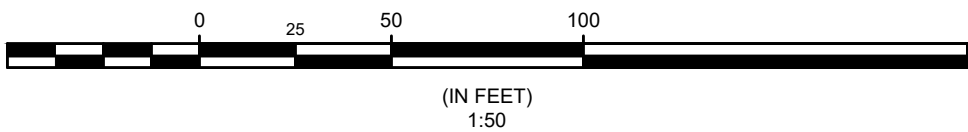
n/f
Goldstein
Lot 11 FM 4380

n/f
Naman
Lor 4 FM 4380

n/f
Protus
Lot 3 FM 4380

n/f
Lauter
Lot 2
FM 4380

n/f
280 Prospect LLC
Lot 1 FM 2601



RECORD OWNERS:

SBL 203-1-12
220 Prospect Rd LLC
220 Prospect Road
Monroe, NY, 10950

Deed & Map References:

- SBL 203-1-12 Deed of record filed as Liber 15071, Page 14.
- SBL 203-1-12 known as lot 6 on a map entitled "Final Plan, Subdivision of Land of Karfunkel, Town of Blooming Grove, Orange County, N.Y." on file in the Orange County Clerk's office as map number 5655.

Area Notes:

- Area of SBL 203-1-12 is 508,783 Sq. Ft. or 11.68 Acres
- Area of Proposed Lot 1 is 487,582 Sq. Ft. or 11.19 Acres
- Area of Proposed Lot 2 is 21,201 Sq. Ft. or 0.49 Acres



Edward T. Gannon, PLS
NY License No. 049907

Planning Board Signature _____

Planning Board Chairman _____ Signature Date _____
This is to Certify that this site plan dated _____, has been
approved by the Planning Board by a resolution of approval dated:

Hereby consent to the filing of this site plan, including all design
concepts, notes, stipulation and other information indicated thereon

SUBDIVISION PLAN
PREPARED FOR
220 PROSPECT ROAD
VILLAGE OF SOUTH BLOOMING GROVE
TOWN OF BLOOMING GROVE, COUNTY OF ORANGE, STATE OF NEW YORK
TAX LOT: SECTION 203 - BLOCK 1 - LOT 12
SCALE: 1" = 50'
SURVEY DATE: MARCH 2, 2023
AREA: 11.7 ACRES
PAGE 1 OF 1