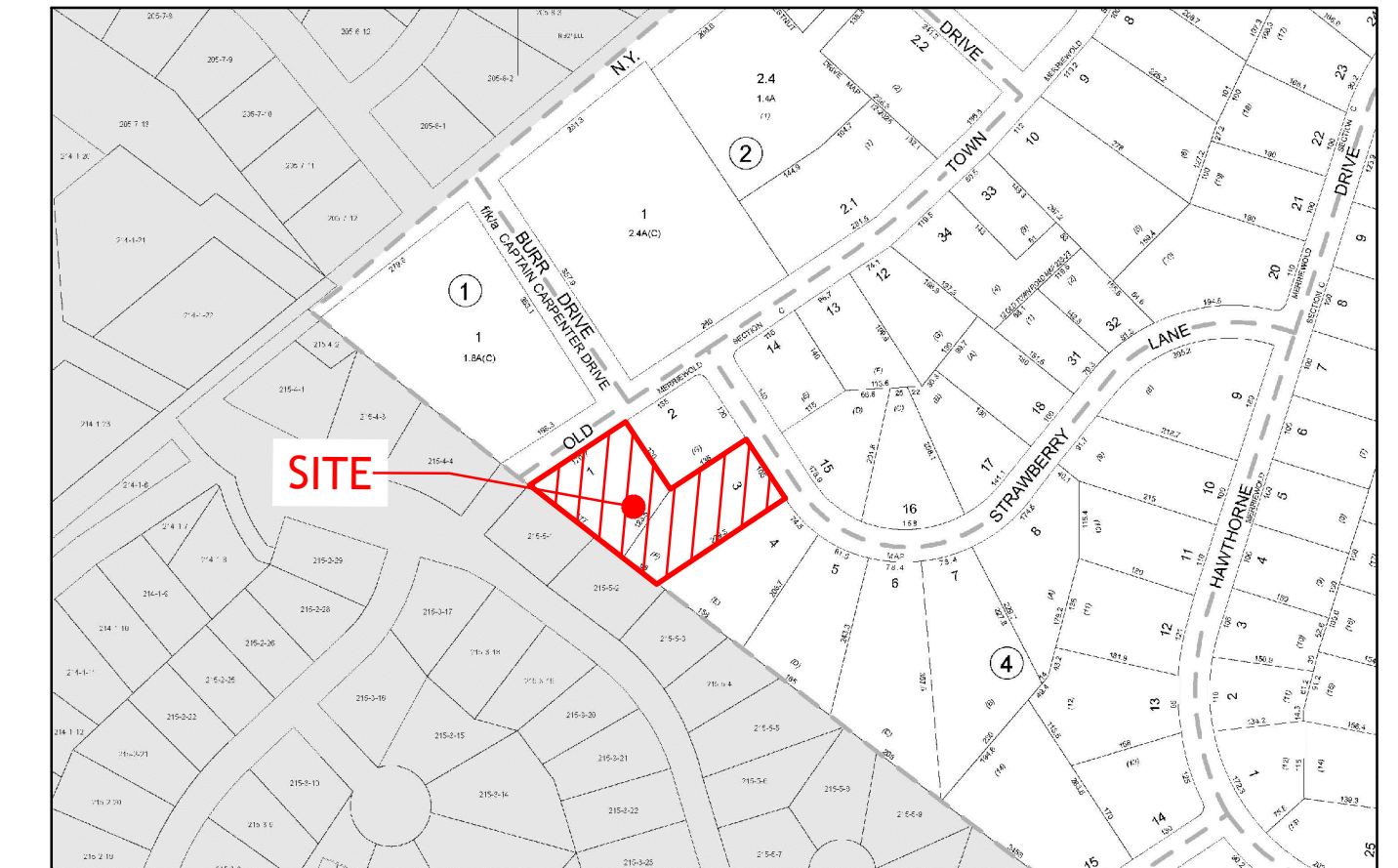


STRAWBERRY LANE  
(50' WIDE)



VICINITY MAP  
N.T.S.

RECORD OWNERS:  
SECTION 209, BLOCK 4, LOT 1  
JACOB LEFKOWITZ  
36 SYCAMORE DR  
MONTGOMERY, NY 12549-152

SIGNATURE \_\_\_\_\_ SIGNATURE DATE \_\_\_\_\_

RECORD OWNERS:  
SECTION 209, BLOCK 4, LOT 3  
YOEL FRIEDMAN  
32 SYCAMORE DR  
MONTGOMERY, NY 12549-152

SIGNATURE \_\_\_\_\_ SIGNATURE DATE \_\_\_\_\_

PLANNING BOARD SIGNATURE \_\_\_\_\_

PLANNING BOARD CHAIRMAN \_\_\_\_\_ SIGNATURE DATE \_\_\_\_\_

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN DATED \_\_\_\_\_  
HAS BEEN APPROVED BY THE PLANNING BOARD BY A RESOLUTION OF  
APPROVAL DATED: \_\_\_\_\_

ALL BOUNDARIES, EASEMENTS, ENCROACHMENTS, AND RIGHTS-OF-WAY ARE TRUE AND ACCURATE. THIS MAP OR PLAT IS BASED UPON THE FIELD NOTES OF THE SURVEY AND OTHER REFERENCES SHOWN. ALL RECORDED EASEMENTS OR RIGHTS-OF-WAY AS SHOWN IN THE TITLE REPORT AND OTHER REFERENCES ARE SHOWN. ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN. ALL OBSERVABLE, ABOVE GROUND EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ARE SHOWN. THIS 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. SUBJECT TO THE FINDINGS OF AN UP-TO-DATE TITLE SEARCH.

CERTIFICATION:  
I HEREBY CERTIFY TO THE PARTIES OF INTEREST BELOW THAT THIS PLAN IS BASED ON A SURVEY AND MAPS OF RECORD ON FILE WITH CLEARPOINT SURVEYING, DPC. (UNDER THE DIRECTION OF JOHN W. McCORD, Sr., P.L.S.) AND AN ACTUAL FIELD SURVEY COMPLETED ON FEBRUARY 11, 2026.

JOHN W. McCORD, Sr., P.L.S. SIGNATURE DATE \_\_\_\_\_  
NEW YORK LICENSE NO. 050904

DESCRIPTION:

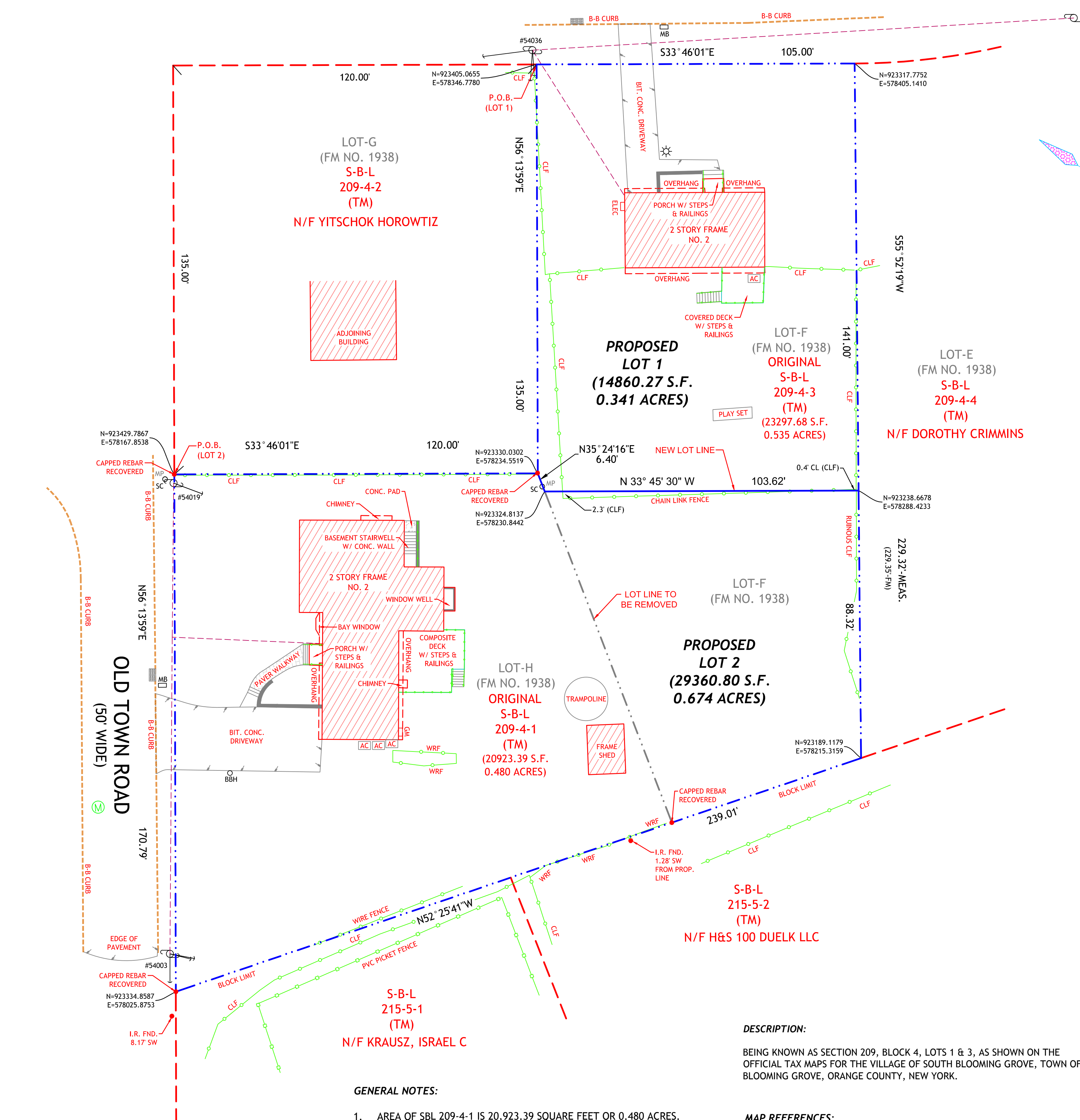
BEING KNOWN AS SECTION 209, BLOCK 4, LOTS 1 & 3, AS SHOWN ON THE OFFICIAL TAX MAPS FOR THE VILLAGE OF SOUTH BLOOMING GROVE, TOWN OF BLOOMING GROVE, ORANGE COUNTY, NEW YORK.

MAP REFERENCES:

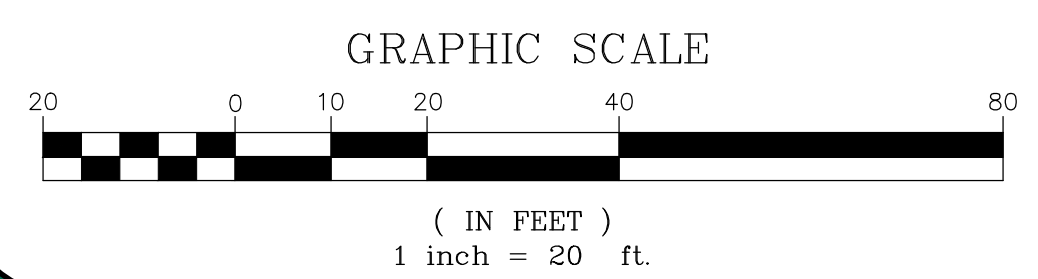
1. BEING KNOWN AS LOTS H & F, AS SHOWN ON A CERTAIN MAP ENTITLED: "PLAN OF REVISION, PORTION OF SECTION 'C' MERRIEWOLD, TN. OF BLOOMING GROVE, COUNTY OF ORANGE", FILED ON NOVEMBER 16, 1961 IN THE ORANGE COUNTY CLERK'S OFFICE IN POCKET 15, FOLDER A, AS MAP NO. 1938.

GENERAL NOTES:

1. AREA OF SBL 209-4-1 IS 20,923.39 SQUARE FEET OR 0.480 ACRES.
2. AREA OF SBL 209-4-3 IS 23,297.68 SQUARE FEET OR 0.535 ACRES.
3. AREA OF PROPOSED LOT 1 IS 14,860.27 SQUARE FEET OR 0.341 ACRES.
4. AREA OF PROPOSED LOT 2 IS 29,360.80 SQUARE FEET OR 0.674 ACRES.



- LEGEND:
- AIR CONDITIONING UNIT
  - BASKETBALL HOOP
  - ELECTRIC METER
  - GAS METER
  - GUY WIRE
  - INLET
  - LIGHT POLE
  - MAILBOX
  - MANHOLE
  - UTILITY POLE
  - METAL POST
  - SECURITY CAMERA
  - BRICK PAVERS
  - CONCRETE PAVING
  - DEPRESSED CURB
  - EDGE OF BITUMINOUS CONCRETE PAVING
  - FENCE LINE
  - WALL
  - OVERHEAD WIRE
  - LOT LINE
  - NEW LOT LINE
  - ADJ. LOT LINE



REV: UPDATED NEW LOT LINES	04-01-2026	<p>Professional Land Surveyors</p>	<p>LOT LINE ADJUSTMENT PLAN PREPARED FOR 2 OLD TOWN ROAD &amp; 2 STRAWBERRY LANE - SECTION 209 - - BLOCK 4 - LOTS 1 &amp; 3 - SITUATED IN THE VILLAGE OF SOUTH BLOOMING GROVE, TOWN OF BLOOMING GROVE, ORANGE COUNTY, NEW YORK</p>						
<p>JOHN W. McCORD, Sr.</p>			<p>HEADQUARTERS   640 HERMAN ROAD   UNIT 1   JACKSON, NJ 08527 NEW YORK OFFICE   17 SAINT JOHN STREET   MONTICELLO, NY 12701 732-905-5463 www.clearpointservices.com</p>						
<p>PROFESSIONAL LAND SURVEYOR N.Y. LICENSE NO. 050904</p>		<p>CERTIFICATE OF AUTHORIZATION NO. 0019218</p>		<p>JOB NO. 21-33531</p>	<p>DATE: 02-11-2026</p>	<p>SCALE 1"=20'</p>	<p>STARS NO. 21-33531-01</p>	<p>SHEET 1 OF 1</p>	<p>PM - RG</p>