

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.

Any alteration or addition to this survey is a violation of SECTION 7209 of the NEW YORK STATE EDUCATION LAW, except as per SUBDIVISION 2. All certifications hereon are valid for this map and copies thereof only if said map or copies bear the inked or impressed seal of the surveyor whose signature appears hereon.

SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH

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

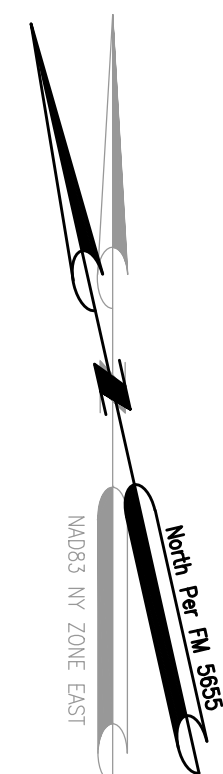
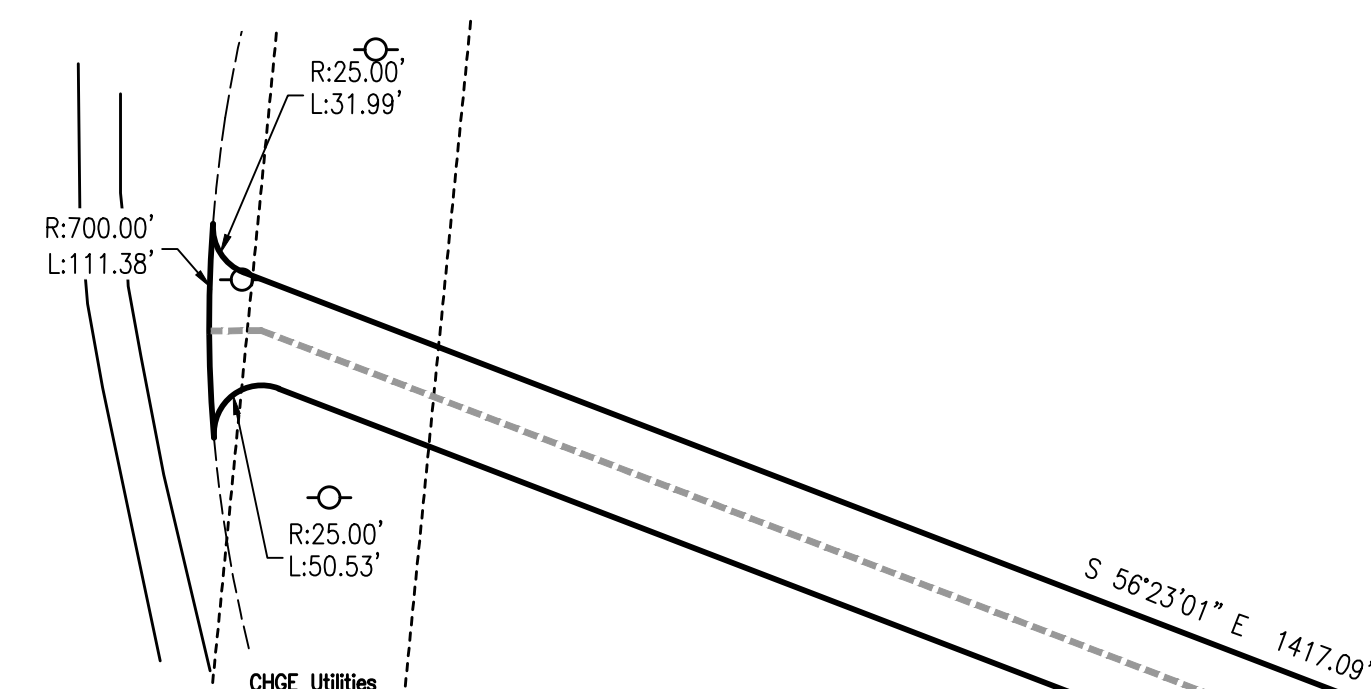
SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD

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

PREMISES SURVEYED KNOWN AS BEING LOTS 18 AND 19 ON A CERTAIN MAP ENTITLED "FINAL PLAN SUBDIVISION OF LANDS OF KARFUNKEL" WHICH IS DATED OCTOBER 16, 1980 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JULY 16 1981 AS MAP NUMBER 5655

WETLANDS SHOWN AS FLAGGED BY ECO SOLUTIONS ON FEBRUARY 22, 2022



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

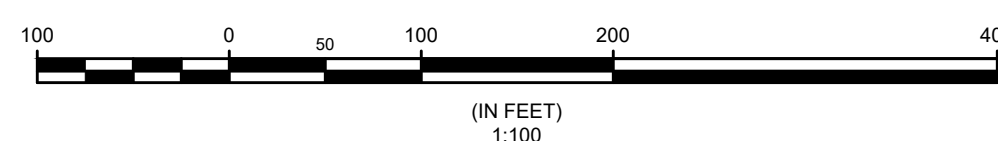
Deed & Map References:

1. Deed of record for 202-1-11 filed as Liber 15185, Page 428.
2. SBL 202-1-11 also known as lot 18 on a certain map entitled "Final Plan Subdivision of Lands of Karfunke" on file in the Orange County Clerk's as map number 5655.
3. Deed of record for SBL 202-1-12 filed as Liber 15186, Page 409.
4. SBL 202-1-12 also known as lot 19 on a certain map entitled "Final Plan Subdivision of Lands of Karfunke" on file in the Orange County Clerk's as map number 5655.

Area Notes:

1. Area of Existing Lot 202-1-11 is 21.3 Acres
2. Area of Existing Lot 202-1-12 is 27.4 Acres
3. Area of Proposed Lot 1 is 13.52 Acres
4. Area of Proposed Lot 2 is 35.12 Acres
5. Area of Proposed Access Easement is 2.26 Acres

Legend	
	Property Line to Remain
	Proposed Property Line
	Property Line to be Removed
	Adjacent Property Line
	Easement Line
	Edge of Water
	Wetland Boundary
	Wetland Buffer
	Rock Wall



RECORD OWNER:
SBL 202-1-11 & 202-1-12
BG Holdings NY 3 LLC
201 Prospect Rd
Monroe NY 10950

Signature _____ Date _____

I hereby certify to the parties of interest below that this map is based on surveys and maps of record on file with Edward T. Gannon, P.L.S., and on actual field survey completed February 7, 2022.



Edward T. Gannon, PLS
NY License No. 049907
12/24/2025
Date

EDWARD T. GANNON, P.L.S.
CHERRY HILL ROAD ~ BLOOMING GROVE, NY 10914
PHONE AND FAX (845) 497-8383

SURVEY PREPARED FOR
201 & 203 PROSPECT ROAD
VILLAGE OF SOUTH BLOOMING GROVE
TOWN OF BLOOMING GROVE, COUNTY OF ORANGE, STATE OF NEW YORK
SECTION 202 BLOCK 1 LOT 11 & 12
TOTAL SURVEY AREA: 48.7± ACRES
SCALE: 1" = 100'
SURVEY DATE: FEBRUARY 7, 2022
UPDATE (WETLANDS ADDED): MARCH 1, 2022
MAP DATE: DECEMBER 16, 2025