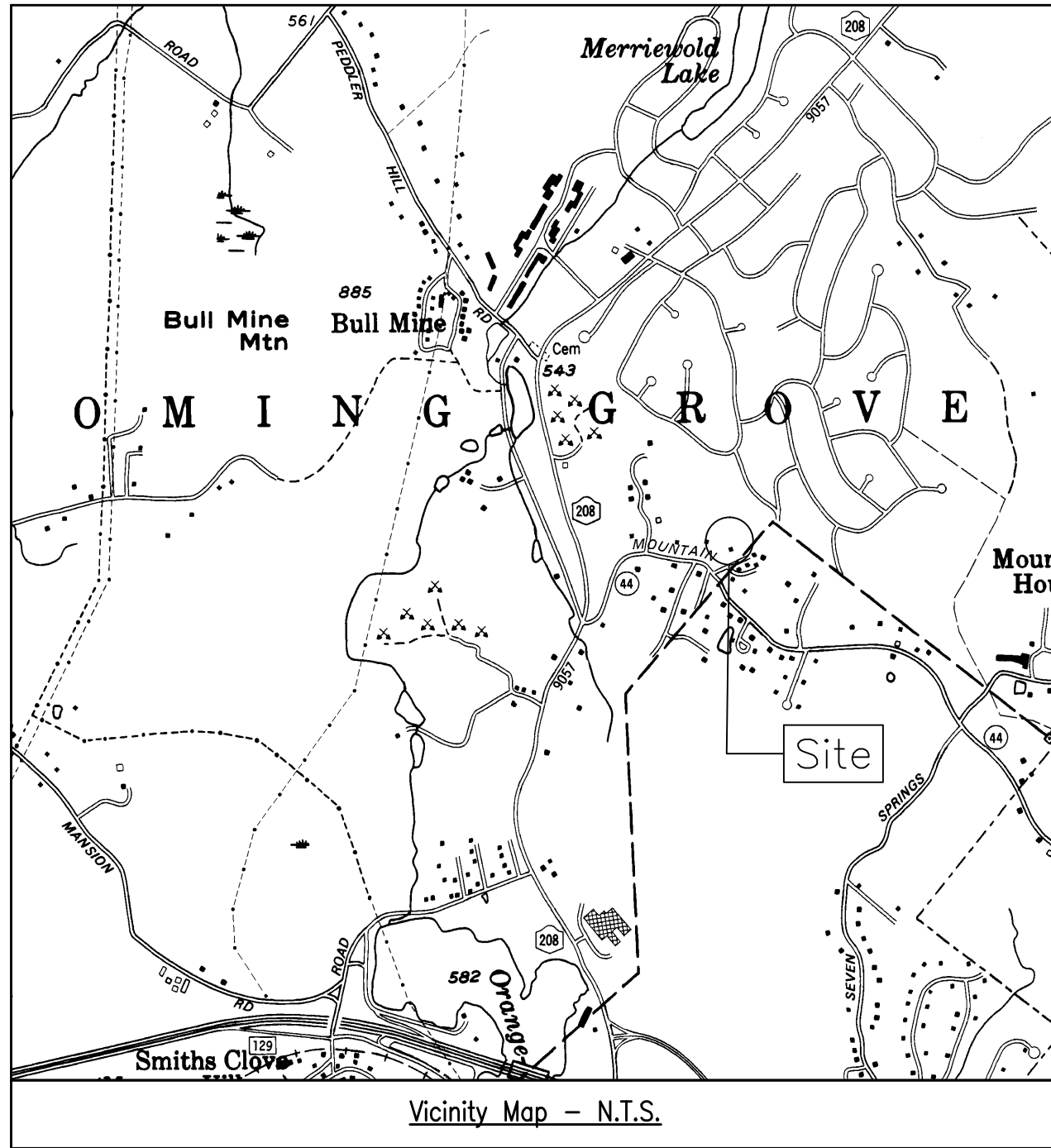
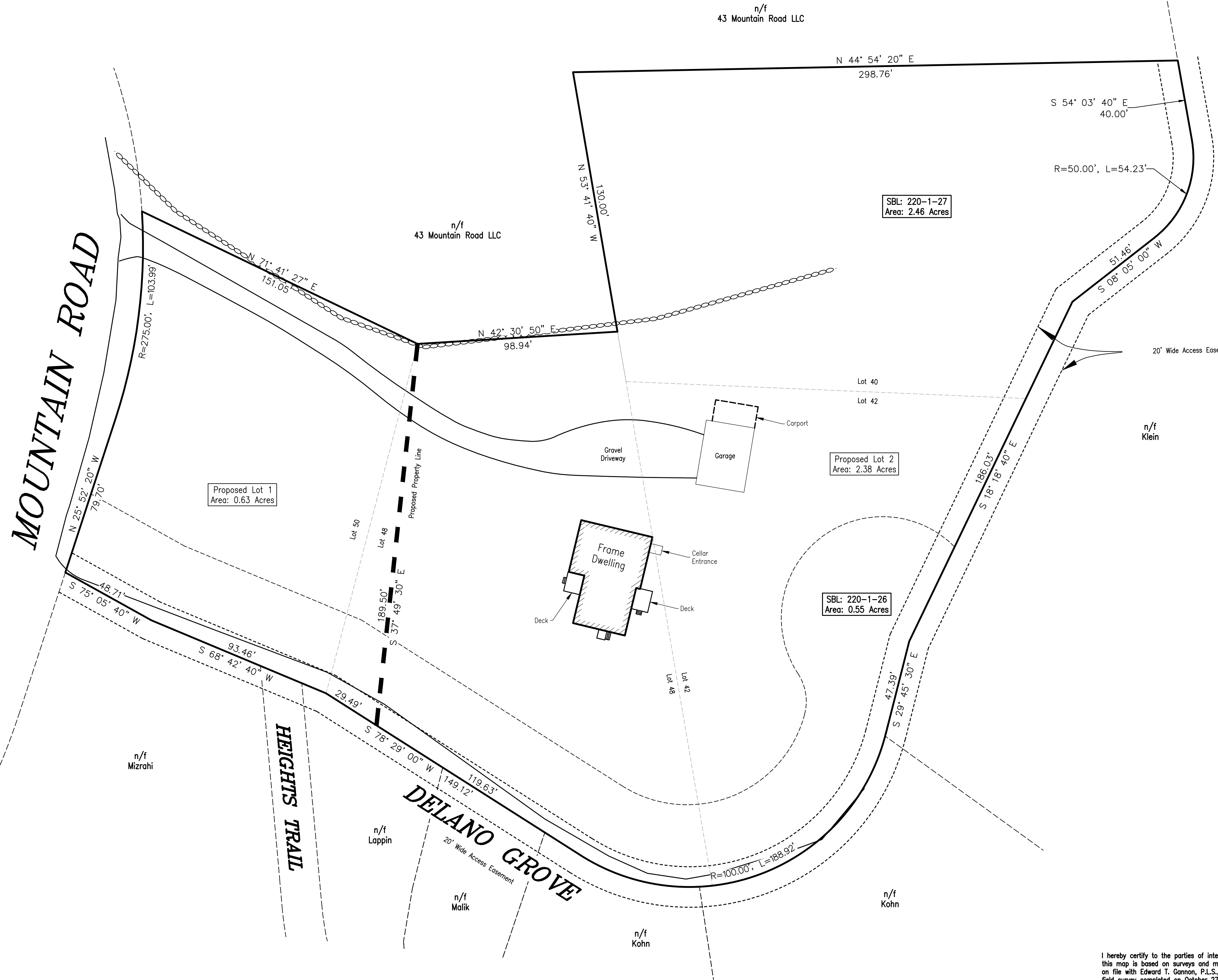


Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is not an expressed or implied warranty or guarantee, it is purely a statement of professional opinion based on knowledge, information and existing field evidence and documentary evidence available. 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.

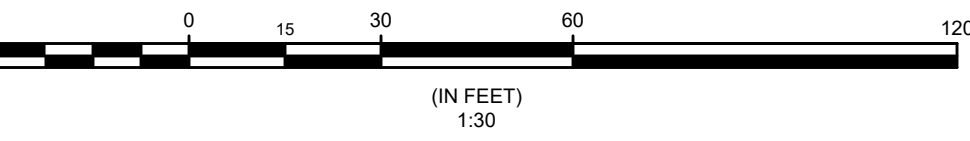
Any alteration or addition to this survey is a violation of SECTION 7209 of the NEW YORK STATE EDUCATION LAW, except as per SUBDIVISION 2. All certifications hereon are valid for this map and copies thereof only if said map or copies bear the inked or impressed seal of the surveyor whose original signature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



Legend	
	Property Line to Remain
	Proposed Property Line
	Adjoiner Property Line
	Tax Lot Line
	Filed Map Lot Line



ANY EASEMENTS AND/OR SUBSURFACE STRUCTURES UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY
 SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS RECORDED AND UNRECORDED
 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
 SUBJECT TO AN UP TO DATE TITLE SEARCH
 WETLANDS IF ANY ARE NOT SHOWN
 Being Lots 40, 42, 48 and 50 as shown on a map entitled "Subdivision of Delano Heights, Orange County, New York, Town of Blooming Grove" on file in the Orange County Clerk's Office as Map number 1357.



RECORD OWNERS:
 SBL 220-1-26 & 27
 Mountain Grove LLC
 45 Mountain Road, Monroe, NY, 10950

Signature _____ Date _____

- Deed & Map References:**
- Deed of record filed as Liber 15525, Page 763.
 - known as lots 40, 42, 48 & 50 on a map entitled "Subdivision of Delano Heights, Orange County, New York, Town of Blooming Grove" on file in the Orange County Clerk's office as map number 1357.

- Area Notes:**
- Area of exiting lot is 131,030 Sq. Ft. or 3.01 Acres
 - Area of Proposed Lot 1 is 27,485 Sq. Ft. or 0.63 Acres
 - Area of Proposed Lot 2 is 103,545 Sq. Ft. or 2.38 Acres

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 on October 27, 2023.



Edward T. Gannon, P.L.S.
 NY License No. 049907
 March 20, 2025
 Date

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

**MINOR SUBDIVISION
 PREPARED FOR
 MOUNTAIN GROVE LLC**
 VILLAGE OF SOUTH BLOOMING GROVE
 TOWN OF BLOOMING GROVE, COUNTY OF ORANGE, STATE OF NEW YORK
 TAX LOT: SECTION 220 - BLOCK 1 - LOTS 26 & 27
 SCALE: 1" = 50'
 SURVEY DATE: OCTOBER 27, 2023
 TOTAL AREA: 3.01 ACRES

SHEET 1 OF 1