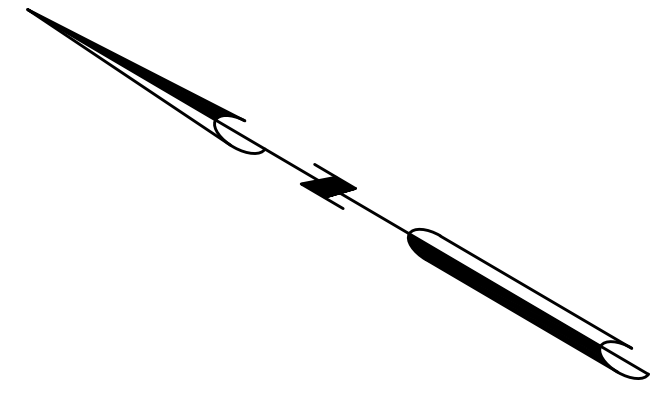


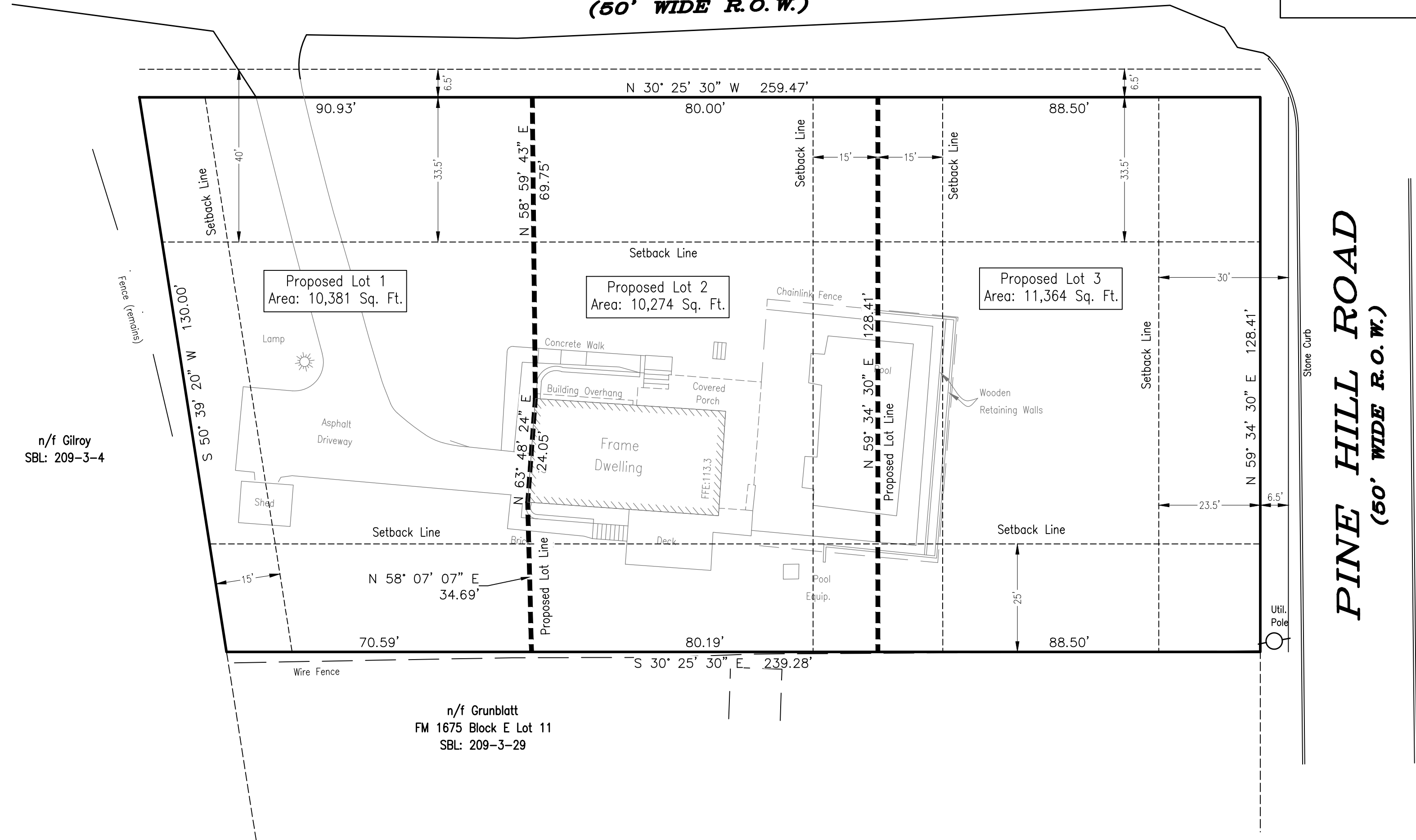
Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map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



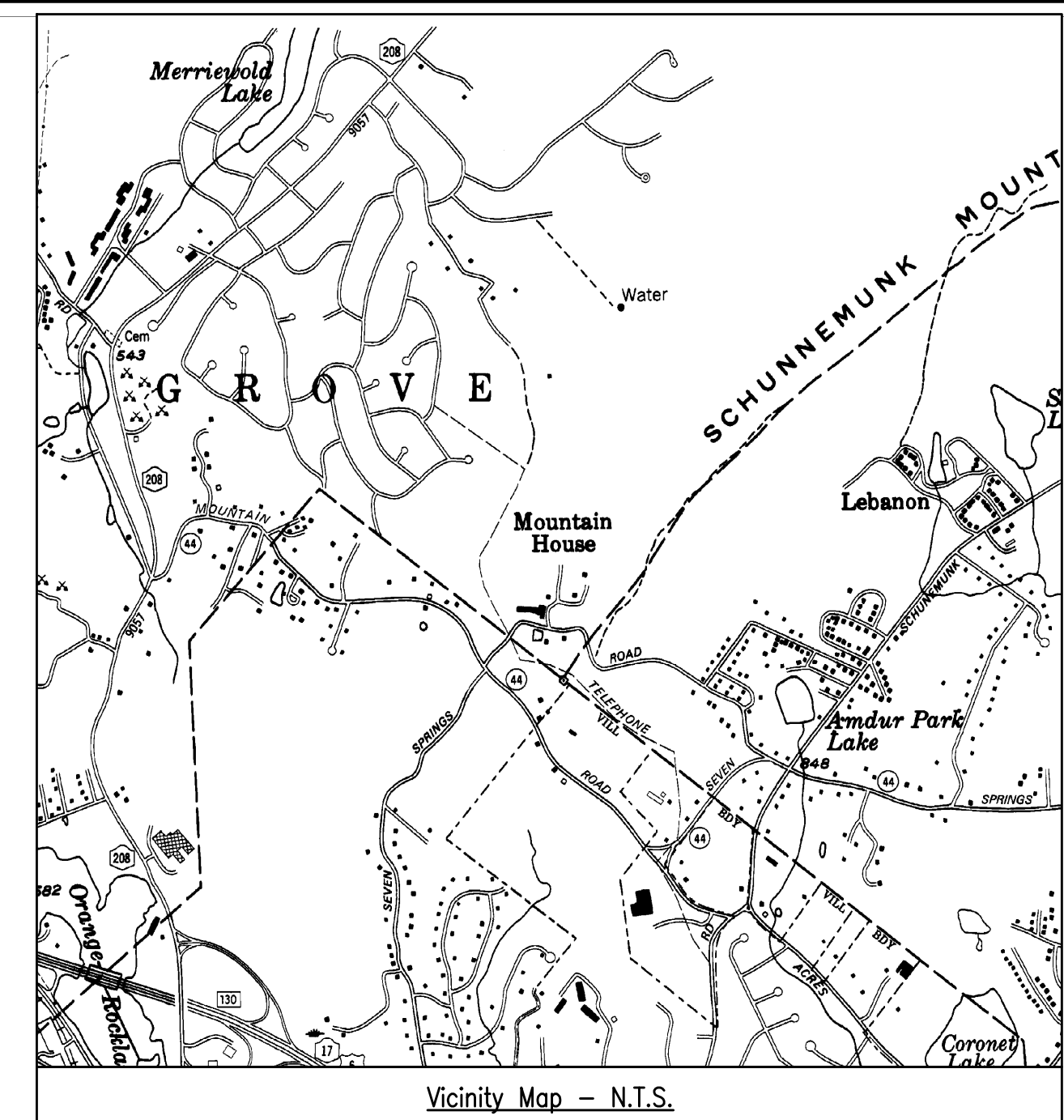
**MANGIN ROAD**  
(50' WIDE R.O.W.)

Legend	
	Catch Basin
	Utility Pole
	Gas Valve
	Sewer Manhole
	Property Line to Remain
	Setback Line
	Proposed Property Line
	Adjacent Property Line



n/f Gilroy  
SBL: 209-3-4

n/f Grunblatt  
FM 1675 Block E Lot 11  
SBL: 209-3-29



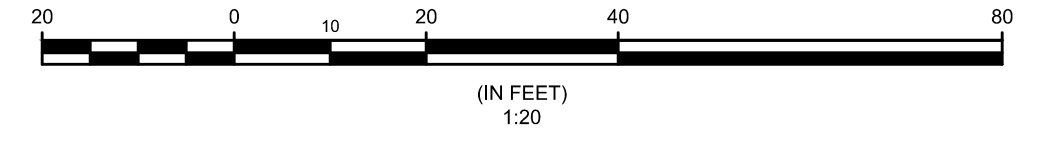
Surveyed without the benefit of a title search  
Easements and/or subsurface structures recorded or unrecorded are not guaranteed unless physically evident on the premises at the time of the survey  
Subject to covenants, easements, restrictions, conditions and agreements of record  
Underground utilities 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  
Wetlands if any are not shown  
Existing Structures and improvements on lots are to be removed

- Area Notes:**
- Existing Area is 32,020 Sq. Ft. or 0.735 Acres
  - Area of Proposed Lot 1 is 10,381 Sq. Ft. or 0.238 Acres
  - Area of Proposed Lot 2 is 10,274 Sq. Ft. or 0.236 Acres
  - Area of Proposed Lot 3 is 11,364 Sq. Ft. or 0.261 Acres

Planning Board Signature \_\_\_\_\_  
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:**
- Deed of record filed as Liber 15121, Page 621.
  - Known as lot 10 in Block E on a map entitled "Plan of Subdivision for Worley Heights Section C" on file in the Orange County Clerk's office as map number 1950.



**RECORD OWNER:**  
Mangin Equities LLC  
1449 37th St Ste 420, Brooklyn, NY, 11219

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 on December 29, 2021.



Edward T. Gannon, PLS  
NY License No. 049907

**PROPOSED 3 LOT SUBDIVISION**  
PREPARED FOR  
**10 MANGIN ROAD**  
VILLAGE OF SOUTH BLOOMING GROVE  
TOWN OF BLOOMING GROVE, COUNTY OF ORANGE, STATE OF NEW YORK  
SECTION 209 BLOCK 3 LOT 30  
SCALE: 1" = 20'  
SURVEY DATE: DECEMBER 29, 2021  
MAP DATE: NOVEMBER 9, 2023

21559  
**EDWARD T. GANNON, P.L.S.**  
P.O. BOX 285 ~ BLOOMING GROVE, NY 10914  
egannonsurveying@yahoo.com