

MISCELLANEOUS NOTES:

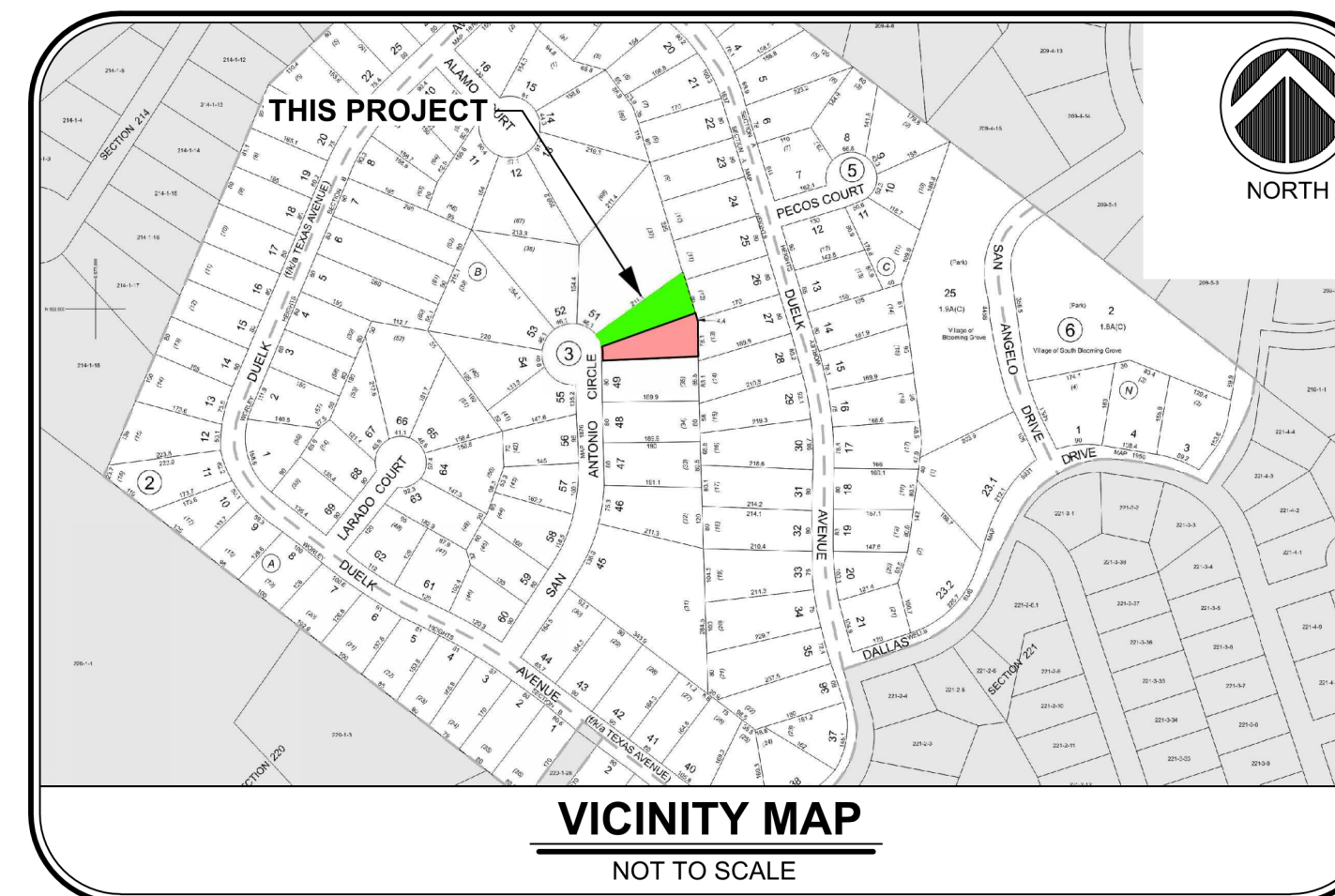
- MN 1 Underground facilities, structures and utilities have been placed on this drawing from field locations, where visible or from recorded drawings provided to the undersigned. Therefore, locations should be considered approximate only. There may be other facilities or utilities, the existence of which are not known; for this reason, U-Dig NY shall be contacted a minimum of 48 hours prior to any underground excavation.
- MN 2 Elevations are tied into the North American Vertical Datum of 1988 (NAVD 88). Elevations shown are based on field measurements. Contours are merely interpolation and should be considered as such only.
- MN 3 At the time of the ALTA survey there were no wetlands within the surveyed property according to the U.S. Fish and Wildlife Service National Wetlands Inventory Map.

MAP REFERENCES:

- M.R. #1 "Plan of Subdivision for Worley Heights Inc" Section "A"
Town of Blooming Grove, Orange County, New York By Eustance & Horowitz Engineers dated July 30, 1959 Revised October 19, 1959 and filed in the Orange County Clerk's Office on November 6, 1959 as Map No. 1837.
- M.R. #2 "Plan of Subdivision for Worley Heights Inc" Section "B"
Town of Blooming Grove, Orange County, New York By Eustance & Horowitz Engineers dated September 10, 1959 and filed in the Orange County Clerk's Office on July 5, 1960 as Map No. 1960.

FLOOD NOTE:

By graphic plotting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map, Community Panel No. 38071C0481E, which bears an effective date of August 3, 2009 and is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from F.E.M.A.

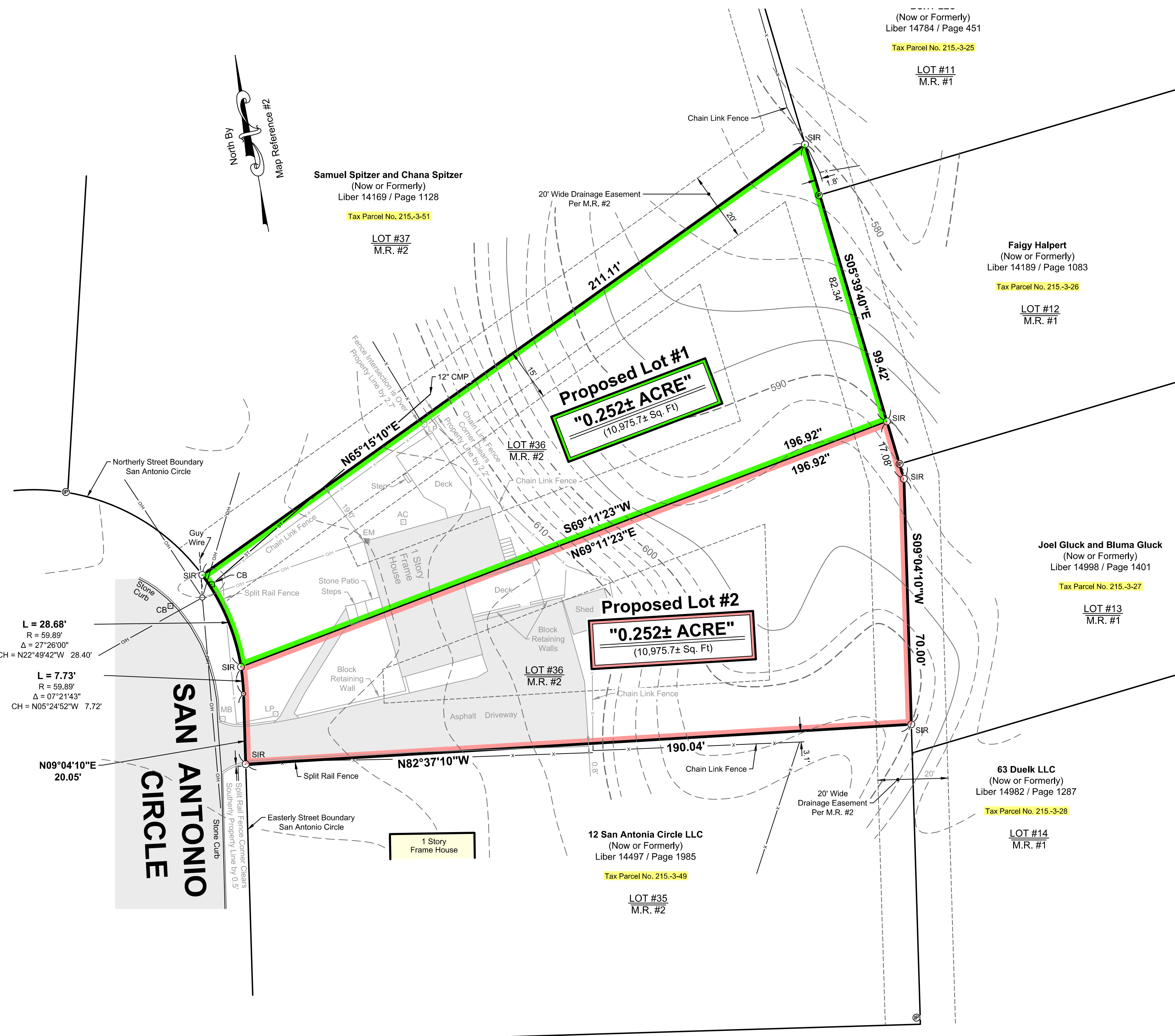


LEGEND:

- ⊙ Denotes Existing Iron Pipe
- Denotes Set Iron Rod
- Denotes Existing Power Pole
- Denotes Overhead Utility Line
- Denotes Existing Square Catch Basin
- Denotes Existing Asphalt Area To Be Removed
- Denotes Existing Light Pole To Be Removed
- Denotes Existing Mailbox To Be Removed
- Denotes Existing Air Conditioning Unit To Be Removed
- Denotes Existing Electric Meter To Be Removed
- Denotes Existing Concrete Area To Be Removed
- Denotes Existing Asphalt Area To Be Removed
- Denotes Existing Building To Be Removed

DEED REFERENCE:

D.R. #1 Florence Martin to Shalom Landau and Esther Landau Bargain And Sale Deed - Dated: March 2, 2023 Liber 15393 of Deeds at Page 681
Being Tax Parcel No. 215.-3-50
Subject To any easements, rights of way, covenants or restrictions of record.



ZONING INFORMATION

MUNICIPALITY	VILLAGE OF SOUTH BLOOMING GROVE
STATUS	CURRENT, ZONING DATED: FEBRUARY 9, 2009
STATUE	ZONED 'RR', RURAL RESIDENTIAL DISTRICT
ITEM	
Minimum Lot Area	0.250 ACRES
Maximum Building Coverage	40%
Minimum Front Yard Setback	40 FEET
Minimum Side Yard Setback	15 FEET (ONE SIDE) - 30 FEET (BOTH)
Minimum Rear Yard Setback	40 FEET
Maximum Building Height	2 STORIES / 35 FEET
Source Information	Village Office - Village of South Blooming Grove
Address	811 Route 208, Monroe, NY 10950
Phone/Fax Number	(845)-782-2600 / (845)-782-2601
Email Address	Building@vostsg.com
Notes	Hours: 9:00 am - 4:00 pm, Monday - Friday Closed Weekends And Holidays

SCALE: 1" = 20 FEET

Unauthorized Alteration Or Addition To A Survey Map Bearing A Licensed Land Surveyor's Seal Is A Violation Of Section 7209-2, Of The New York State Education Law.

Only Copies From The Original Of This Survey Marked With The Land Surveyor's Signature And An Original Embossed Or Ink Seal Shall Be Considered Valid True Copies.

"PROPOSED 2-LOT SUBDIVISION"

TOTAL ACREAGE THIS SURVEY IS "0.504± ACRE"
(21,951.4± Sq. Ft.)

NO.	DATE	REVISION	BY

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL FIELD SURVEY
DATED: August 16, 2023 AND
THAT BOTH MAP AND SURVEY ARE CORRECT.

Grant A. McHugh
GRANT A. MCHUGH L.S. #051148



Lands Of
Shalom Landau and Esther Landau
14 San Antonio Circle
Village of South Blooming Grove
Town of Monroe - Orange County
State Of New York

DELTA
ENGINEERS, ARCHITECTS, & LAND SURVEYORS
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Fax: 607.231.6650
Website: www.delta-eas.com

Designed by:	N/A	SHEET 1 OF 1
Drawn by:	S. Pickett	
Reviewed by:	G. McHugh	
Date:	August 16, 2023	
Last Revised:		
Scale:	1" = 20 Feet	
Project Number:	2023.119.018	