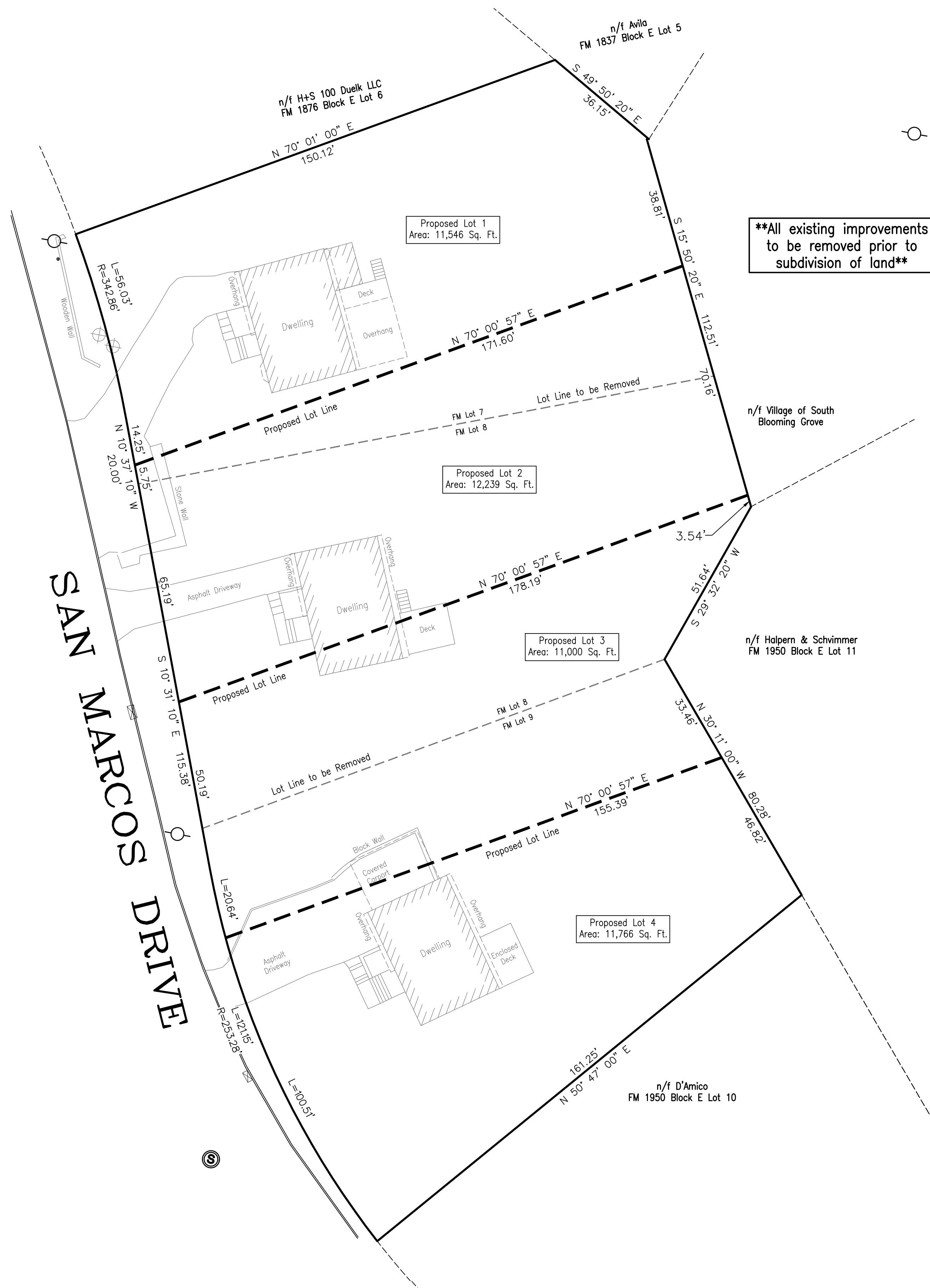


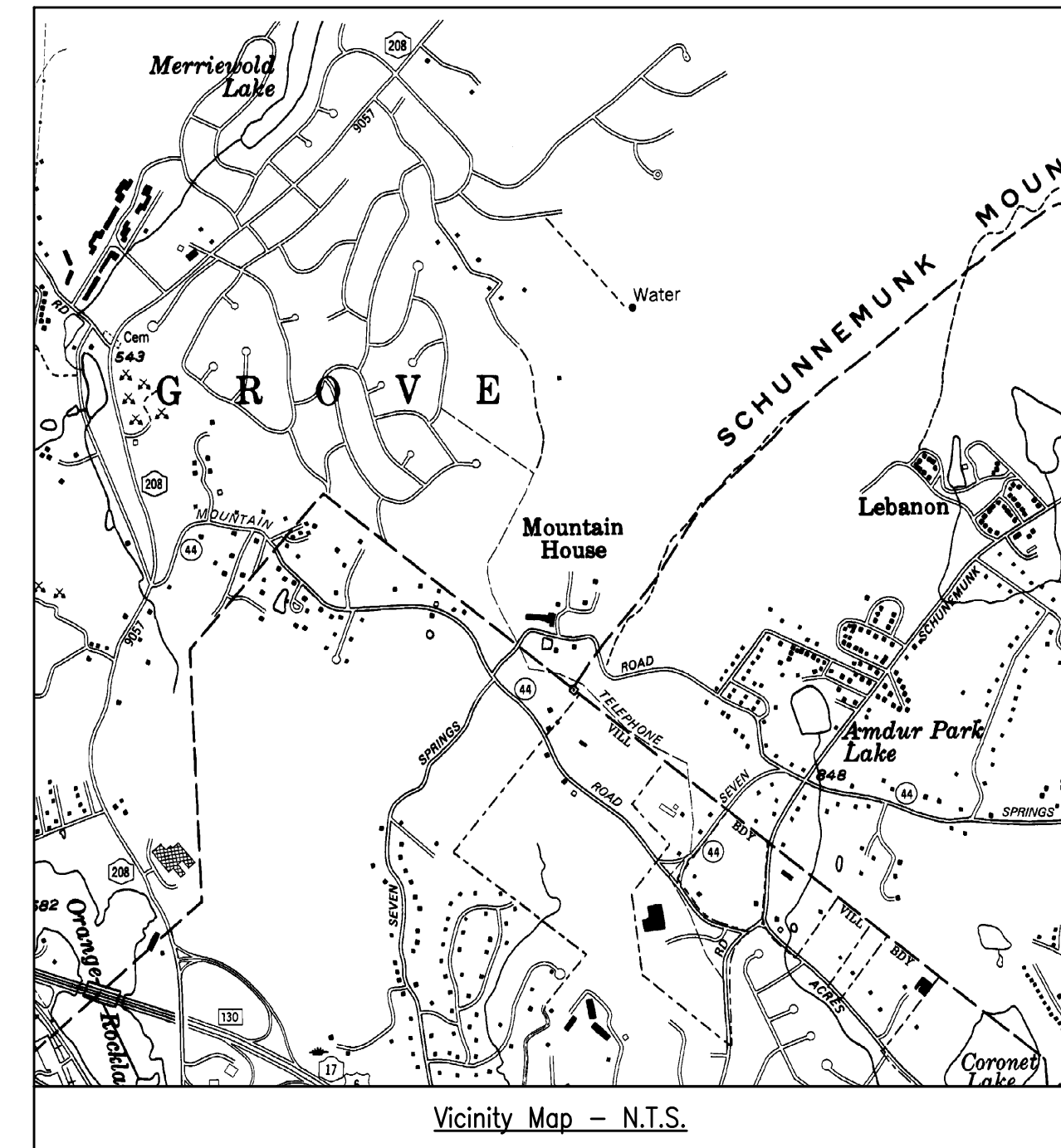
Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map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

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



****All existing improvements to be removed prior to subdivision of land****



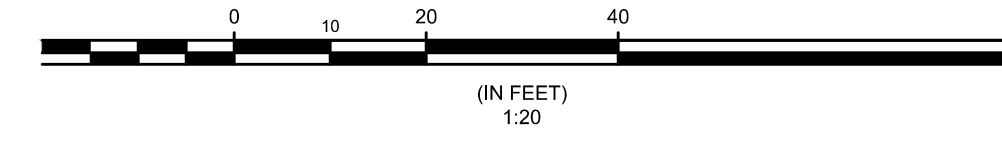
Surveyed without the benefit of a title search
 Easements and/or subsurface structures recorded or unrecorded are not guaranteed unless physically evident on the premises at the time of the survey
 Subject to covenants, easements, restrictions, conditions and agreements of record
 Underground utilities 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 improvements to be removed prior to subdivision of land. See construction plans for more details
 Known as lots 7, 8 & 9 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.

- Deed & Map References:**
- SBL 221-2-21 Deed of record filed as Liber 15234, Page 749.
 - SBL 221-2-21 known as lot 7 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.
 - SBL 221-2-20 Deed of record filed as Liber 14626, Page 1988.
 - SBL 221-2-20 known as lot 8 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.
 - SBL 221-2-19 Deed of record filed as Liber 14229, Page 660.
 - SBL 221-2-19 Known as lot 9 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.

- Area Notes:**
- Area of SBL 221-2-19 is 16,696 Sq. Ft. or 0.383 Acres
 - Area of SBL 221-2-20 is 14,940 Sq. Ft. or 0.343 Acres
 - Area of SBL 221-2-21 is 14,916 Sq. Ft. or 0.342 Acres
 - Area of Proposed Lot 1 is 11,546 Sq. Ft. or 0.265 Acres
 - Area of Proposed Lot 2 is 12,239 Sq. Ft. or 0.281 Acres
 - Area of Proposed Lot 3 is 11,000 Sq. Ft. or 0.253 Acres
 - Area of Proposed Lot 4 is 11,766 Sq. Ft. or 0.270 Acres

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



RECORD OWNERS:
 SBL 221-2-21
 MB Walden LLC
 7 Fort Worth Pl, Monroe, NY, 10950
 SBL 221-2-19 & 221-2-20
 3 San Marcos LLC
 19 Mangin Road, Monroe, NY, 10950

Signature _____ Date _____ 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 an actual field survey completed on February 13, 2023.



Edward T. Gannon, PLS
 NY License No. 049907 Date _____

**FOUR LOT SUBDIVISION
 PREPARED FOR
 1-3-5 SAN MARCOS DRIVE
 VILLAGE OF SOUTH BLOOMING GROVE
 TOWN OF BLOOMING GROVE, COUNTY OF ORANGE, STATE OF NEW YORK
 SECTION 221 BLOCK 2 LOTS 19 & 20 & 21
 SCALE: 1" = 20'
 SURVEY DATE: FEBRUARY 13, 2023
 MAP DATE: DECEMBER 8, 2023**