

TOTAL ACREAGE THIS SURVEY IS "0.858± ACRE"
(37,374.5± Sq. Ft.)

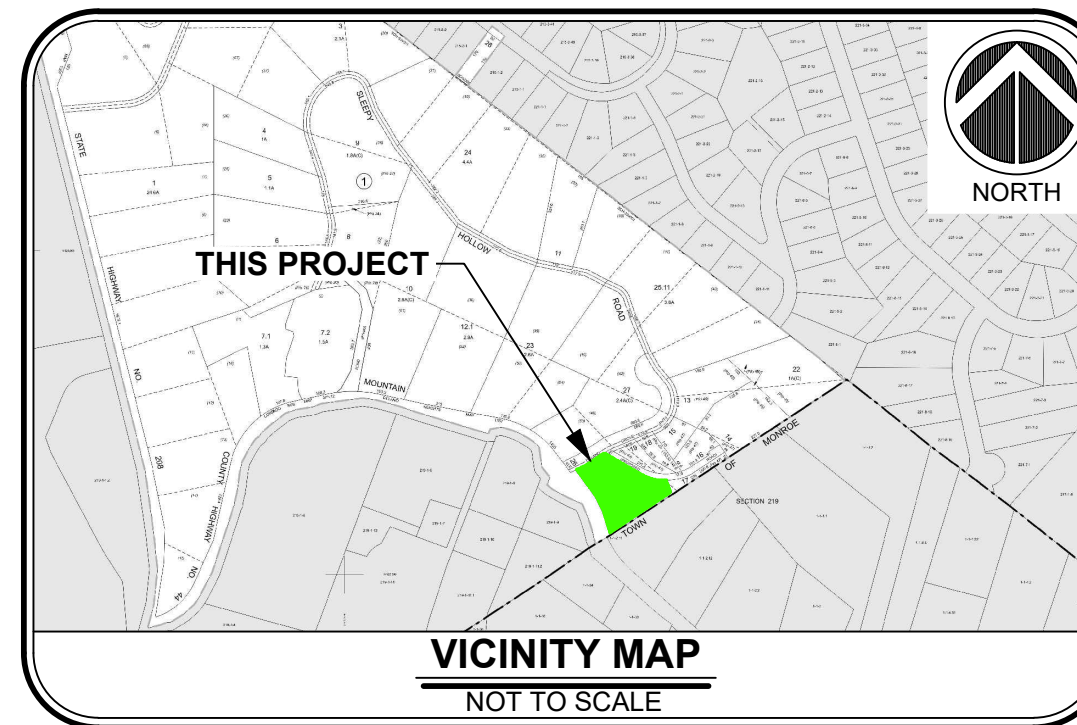
DEED REFERENCE:

(D.R. #1)

Abraham C. Mizrahi
to
Joel Mizrahi
Bargain And Sale Deed - Dated: June 26, 2008
Liber 15127 of Deeds at Page 650

Being Tax Parcel No. 220.00-1-21.1

Subject to any easements, covenants or
restrictions of record.



VICINITY MAP
NOT TO SCALE

LEGEND:

- ⊙ Denotes Existing Iron Rod
- ⊕ Denotes Existing Iron Pipe
- Denotes Set Iron Rod
- ⊗ Denotes Set Mag Nail
- ⦿ Denotes Set Dock Spike
- ⊖ Denotes Existing Power Pole
- ⊠ Denotes Existing Light Pole
- OH — Denotes Overhead Utility Line
- Denotes Existing Electric Meter
- Denotes Existing Concrete Area

MAP REFERENCES:

(M.R. #1)

"Subdivision of Delano Heights"
Town of Blooming Grove, Orange County, New York
By Samuel Garnett, P.E. filed in
the Orange County Clerk's Office on
November 3, 1947 as Map No. 1357.

(M.R. #2)

"Minor Subdivision of Property for
Charles and Agnes McMillen"
Town of Monroe, Orange County, New York
By Raimondi Associates, PC dated December 13, 1983
and revised September 11, 1986 and filed in
the Orange County Clerk's Office on
January 9, 1987 as Map No. 8049A.

"0319± ACRE"

(13,909.4± Sq. Ft)

"0.274± ACRE"

(11,931.7± Sq. Ft)

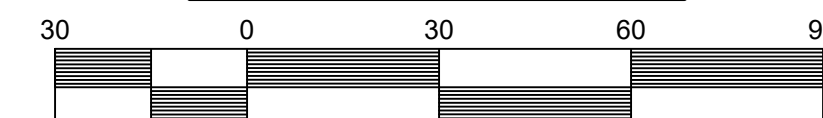
"0.265± ACRE"

(11,549.8± Sq. Ft)

BOUNDARY COURSE

① S23°52'12"E 45.01'

SCALE: 1" = 30 FEET



Joel Gelfand and Cynthia Gelfand
(Now or Formerly)
Liber 3010 / Page 259

Tax Parcel No. 220.-1-26



Maria T. Casella and Dennis J. Buckley
(Now or Formerly)
Liber 5258 / Page 13

Tax Parcel No. 220.-1-2.11

LOT #1
M.R. #2

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.

NO.	DATE	REVISION	BY

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS
AN ACCURATE MAP OF AN ACTUAL FIELD SURVEY
DATED: March 22, 2023 AND
THAT BOTH MAP AND SURVEY ARE CORRECT.

GRANT A. McHUGH L.S. #051148

"PROPOSED 3-LOT SUBDIVISION"
Lands Of
JOEL MIZRAHI
4 Heights Trail
Village of South Blooming Grove - Orange County
State Of New York

DELTA
ENGINEERS, ARCHITECTS, & LAND SURVEYORS
860 Hooper Road, Endwell, NY 13760
Tel: 607.231.6600
Fax: 607.231.6650
Website: www.delta-eas.com

Designed by: N/A
Drawn by: S. Pickett
Reviewed by: G. McHugh
Date: March 22, 2023
Last Revised:
Scale: 1" = 30 Feet
Project Number: 2022.119.028