



Subject Property
Record Owner: Anthony J. Gilroy,
John M. Gilroy and Daniel C. Gilroy
911 Address: 8 Mangin Road
Tax Map ID: 209-3-4
Deed: Liber 12649 at Page 282
Area: 372,198.9 s.f. - 8.5445 Ac.

the lands now or formerly of
Suzzanne Shope
Liber 11433 at Page 786
Tax ID #:209-3-2

the lands now or formerly of
Village of Blooming Grove
Liber 12434 at Page 104
Tax ID #:209-3-3

the lands now or formerly of
Lazer Waldham
Liber 14587 at Page 19
Lot 9, Blk. E, Sec. C, aso F.M. 1675
Tax ID #:209-3-5

the lands now or formerly of
Mangin Equities LLC
Liber 15121 at Page 621
Lot 10, Blk. E, Sec. C, aso F.M. 1675
Tax ID #:209-3-30

the lands now or formerly of
Levi Grunblatt
Liber 14385 at Page 799
Lot 11, Blk. E, Sec. C, aso F.M. 1675
Tax ID #:209-3-29

the lands now or formerly of
Fitzgerald Trust and Laura Cowert
Liber 15166 at Page 436
Lot 12, Blk. E, Sec. C, aso F.M. 1675
Tax ID #:209-3-28

the lands now or formerly of
Shaye Nojovitz
Liber 14834 at Page 1634
Lot 13, Blk. E, Sec. C, aso F.M. 1675
Tax ID #:209-3-27

the lands now or formerly of
Abraham Smilowitz and Cahana Rosenberg
Liber 14380 at Page 1615
Lot 14, Blk. E, Sec. C, aso F.M. 1675
Tax ID #:209-3-26

SURVEYOR'S NOTES:
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2. Unauthorized alteration of an item in any way, or addition to a survey map for any person, unless acting under the direction of a licensed land surveyor, is a violation of section 7209, subdivision 2, of the New York State Education Law.
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5. The certifications herein are not transferable.
6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
7. This survey is subject to the findings of a Title Report and or Title Search.
8. Surveyed as per deeds, prior survey maps, filed maps, physical evidence and existing monumentation found at the site.
9. Subject to any conditions, restrictions, covenants and/or right-of-ways/easements of record, if any.

REFERENCES:
1. The Official Tax Assessor's Maps for the Town of Monroe, Orange County, New York.
2. Various Deeds of Record - Liber and Page or Document ID as shown.
3. A map entitled, "Plan of Subdivision, Section C, Merriewold", filed in the Orange County Clerk's Office on July 17, 1956 as Filed Map No. 1675.

CERTIFICATION NOTES:
This certification is made only to named parties for purchase and/or mortgage of herein delineated property by named purchaser. No responsibility or liability is assumed by surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly, the setting of fences and/or any other structures in or near the property lines. Unless indicated otherwise, property corners were not set.

SURVEYORS' CERTIFICATION:
I hereby certify to the hereon listed parties that this survey was performed in accordance with the NYS Minimum Technical Standards Section 6 Suburban class and represents the results of an actual on the ground field survey, per record description, of the land shown hereon, located at 8 Mangin Road in the Town of Monroe, County of Orange, State of New York. Completed on February 15, 2023, performed in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc., and is to the best of my knowledge, belief and information, accurate and correct. Except as shown hereon: "there are no encroachments either way across property lines; title lines and lines of actual possession are the same".

Signature _____ Date _____
Jonathan N. Millen, LLS
1229 Route 300 - Suite 3
Newburgh, NY 12550

CERTIFIED TO:
I hereby certify to:
Anthony J. Gilroy, John M. Gilroy, & Daniel C. Gilroy
The Town of Monroe

0' 40' 80' 120' 160'
GRAPHIC SCALE: 1" = 40'

Jonathan N. Millen, LLS
PROFESSIONAL LAND SURVEYOR
CERTIFIED TO BE CORRECT AND ACCURATE
N.Y. LIC. No. 050746

NOTE:
Basis Of Bearings:
The horizontal Datum is the North American Datum of 1983 (NAD83). The project baseline bearing reference for Grid North was established by GPS observation performed on November 4, 2022. The subject property lines are as per the latest record Deed and aligned to this datum.

Boundary Retracement Survey
of the lands of
Anthony J. Gilroy, John M. Gilroy & Daniel C. Gilroy

Automated Construction Enhanced Solutions, Inc.
Professional Land Surveying
1229 Route 300 - Suite 4 - Newburgh, NY 12550
Office: 845-943-5198 Field: 914-906-8830 E-Mail: jmillenlls@accessurveying.com

Prepared For Tax Map Parcel
209-3-4
aka 8 Mangin Road
situated in the
Town of S. Blooming Grove
County of Orange, New York 10914

DATE: 02/15/2023 SCALE: 1"=40' JOB No.: 22100GIL DRAWN BY: jnm