

- LEGEND:**
- SANITARY SEWER MANHOLE
 - UTILITY BOX
 - WATER VALVE
 - FIRE DEPARTMENT CONNECTION
 - FIRE HYDRANT
 - TRANSFORMER
 - MAIL BOX
 - INVERTER
 - SIGN
 - LIGHT POLE
 - UTILITY POLE
 - INLET
 - EDGE OF BITUMINOUS CONCRETE PAVING
 - CONCRETE PAVING
 - FENCE LINE
 - OVERHEAD WIRE
 - WATER LINE MARKOUT
 - ELECTRIC MARKOUT
 - GAS LINE MARKOUT

CERTIFIED TO:
 622 RT 303 LLC;
 GOLDEN KRUST ROCKLAND LLC;
 YAKAR CREDIT OPPORTUNITIES-CLAT, LLC, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR;
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;
 INFINITY LAND TITLE SERVICES LLC;
 JODA ABSTRACT LLC;
 DANIEL HUBBELL, ESQ.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10, 11, 13, 14, 16, 17, 18, 19 (\$2,000,000); OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 27, 2021.

DATE OF MAP OR PLAT: FEBRUARY 27, 2021

REV: 06/18/2024 ADD ITEMS PER CLIENT'S EMAIL
REV: 12/14/2023 EASEMENT REVISION
REV: 11/17/2023 BOUNDARY REVISION
REV: 10/11/2023 UTILITY DATA ADDED
REV: 4/12/2022 EXTENT OF STREAM AND OVERFLOW
REV: 3/11/2022 EXCEPTION CHART REVISION
JOHN W. McCord, Sr.
PROFESSIONAL LAND SURVEYOR
NEW YORK LICENSE No. 050904

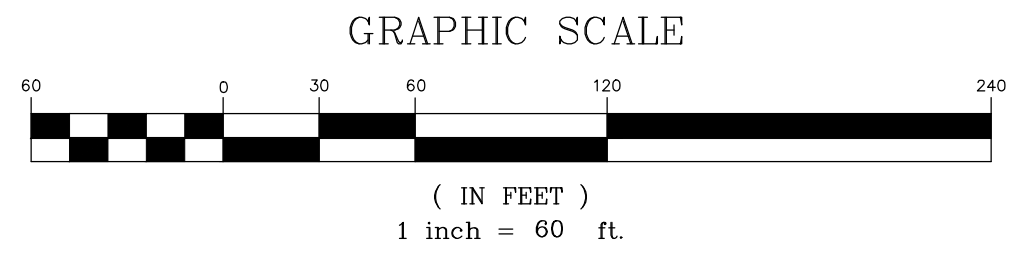


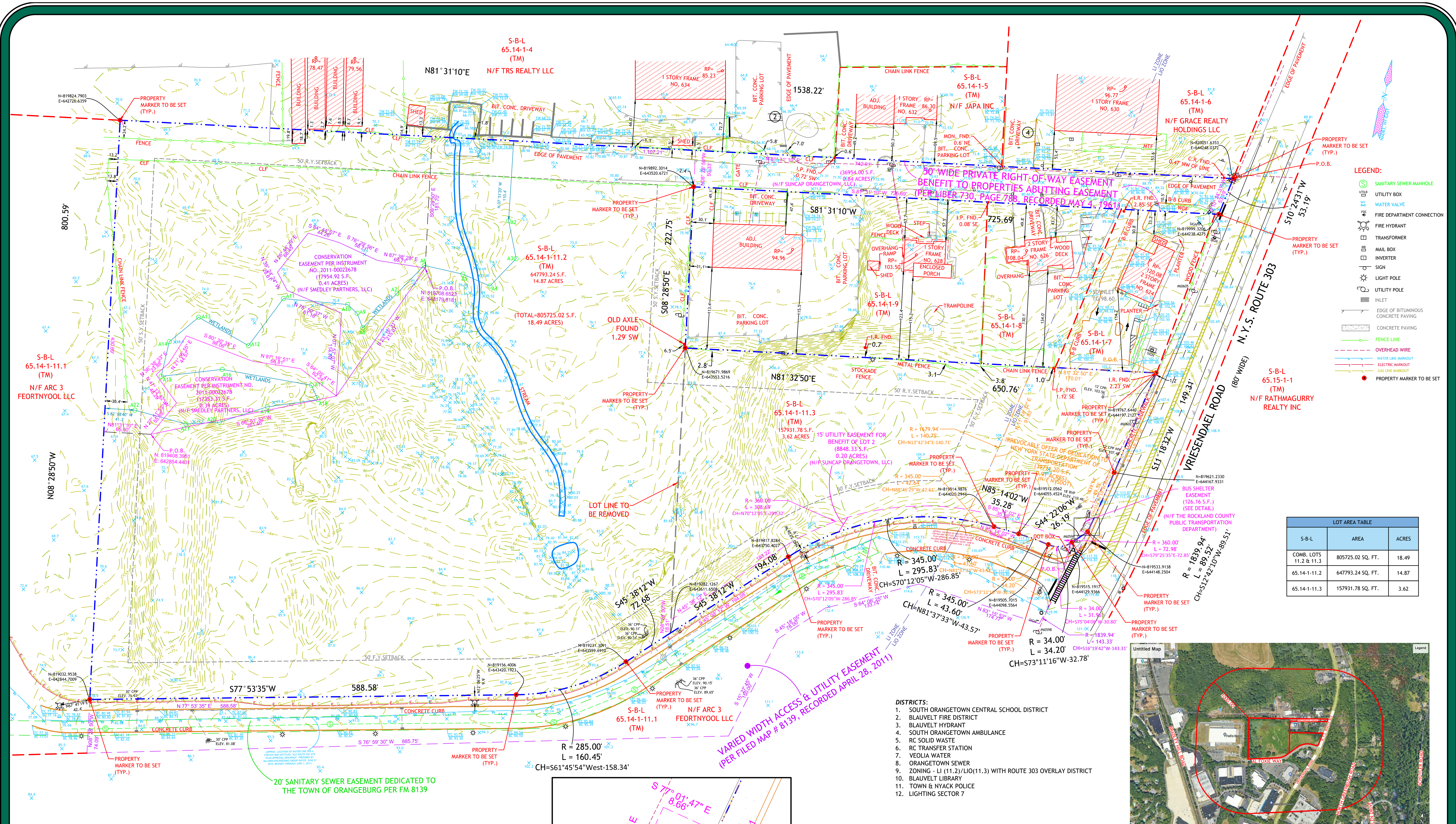
CLEARPOINT SURVEYING, DPC
 Professional Land Surveyors

Headquarters: 640 Herman Road | Unit 1 | Jackson, NJ 08527
 New York Office: 125 Dalton Avenue | Suite 201 | Middletown, NY 10940
 Phone Office: 248-8400 | Fax: 248-8401 | Email: info@clearpointny.com
 www.clearpointny.com

CERTIFICATE OF AUTHORIZATION No. 0019218
 JOB NO. 22-34219 | DATE: 01-29-2024 | SCALE 1"=60' | STARS NO. 22-34219 | SHEET 1 OF 1 | PM - RG

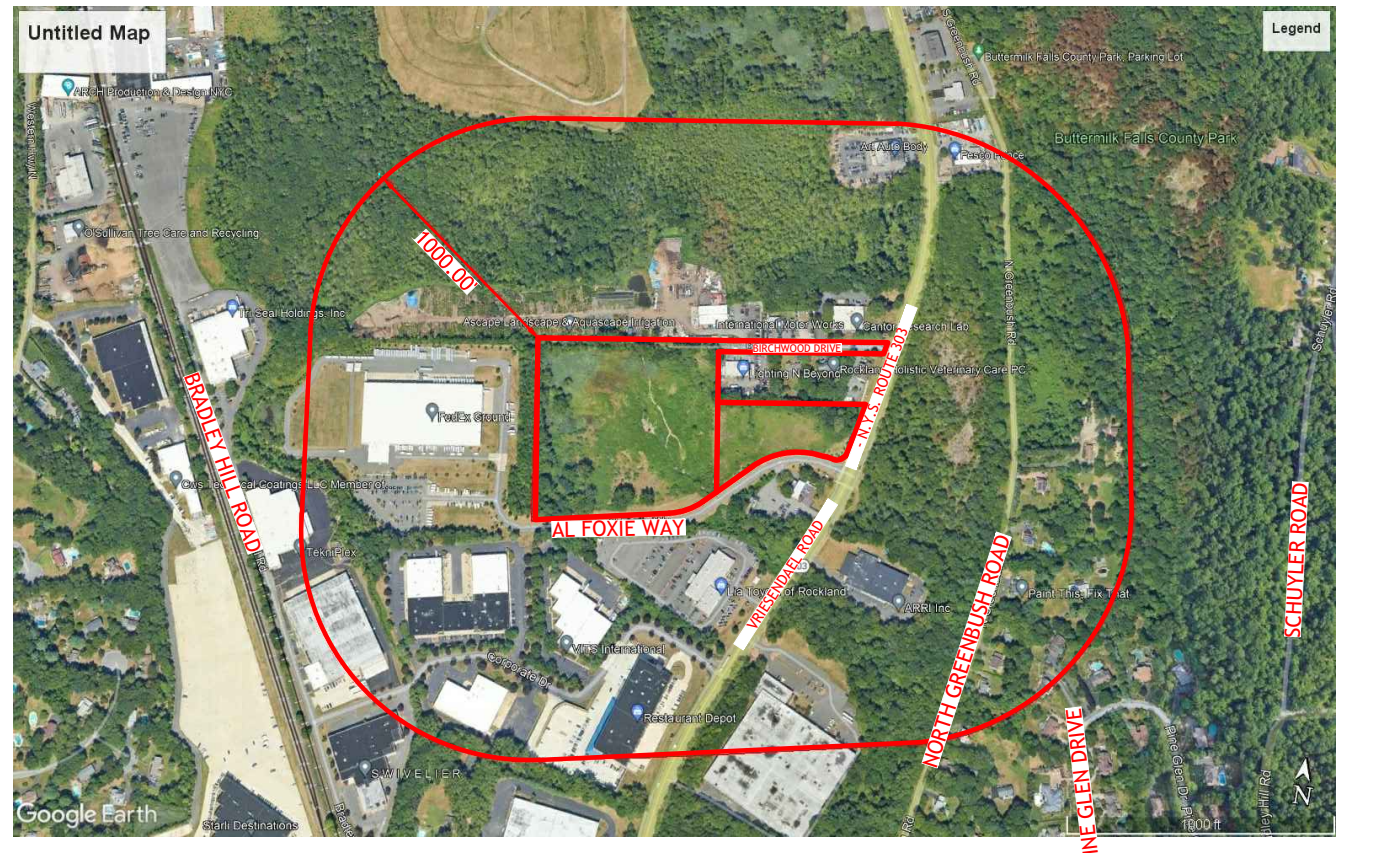
LOT CONSOLIDATION PLAN
 PREPARED FOR
622 NEW YORK 303
 - SECTION 65.14 -
 - BLOCK 1 - LOTS 11.2 & 11.3 -
 SITUATED IN THE
 TOWN OF ORANGETOWN,
 ROCKLAND COUNTY, NEW YORK





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- SANITARY SEWER MANHOLE
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 - ELECTRIC MARKOUT
 - GAS LINE MARKOUT
 - PROPERTY MARKER TO BE SET (TYP.)

S-B-L	AREA	ACRES
COMB. LOTS 11.2 & 11.3	805725.02 SQ. FT.	18.49
65.14-1-11.2	647793.24 SQ. FT.	14.87
65.14-1-11.3	157931.78 SQ. FT.	3.62



- DISTRICTS:**
1. SOUTH ORANGETOWN CENTRAL SCHOOL DISTRICT
 2. BLAUVELT FIRE DISTRICT
 3. BLAUVELT HYDRANT
 4. SOUTH ORANGETOWN AMBULANCE
 5. RC SOLID WASTE
 6. RC TRANSFER STATION
 7. VEOLIA WATER
 8. ORANGETOWN SEWER
 9. ZONING - LI (11.2)/LIO(11.3) WITH ROUTE 303 OVERLAY DISTRICT
 10. BLAUVELT LIBRARY
 11. TOWN & NYACK POLICE
 12. LIGHTING SECTOR 7

NOTES:

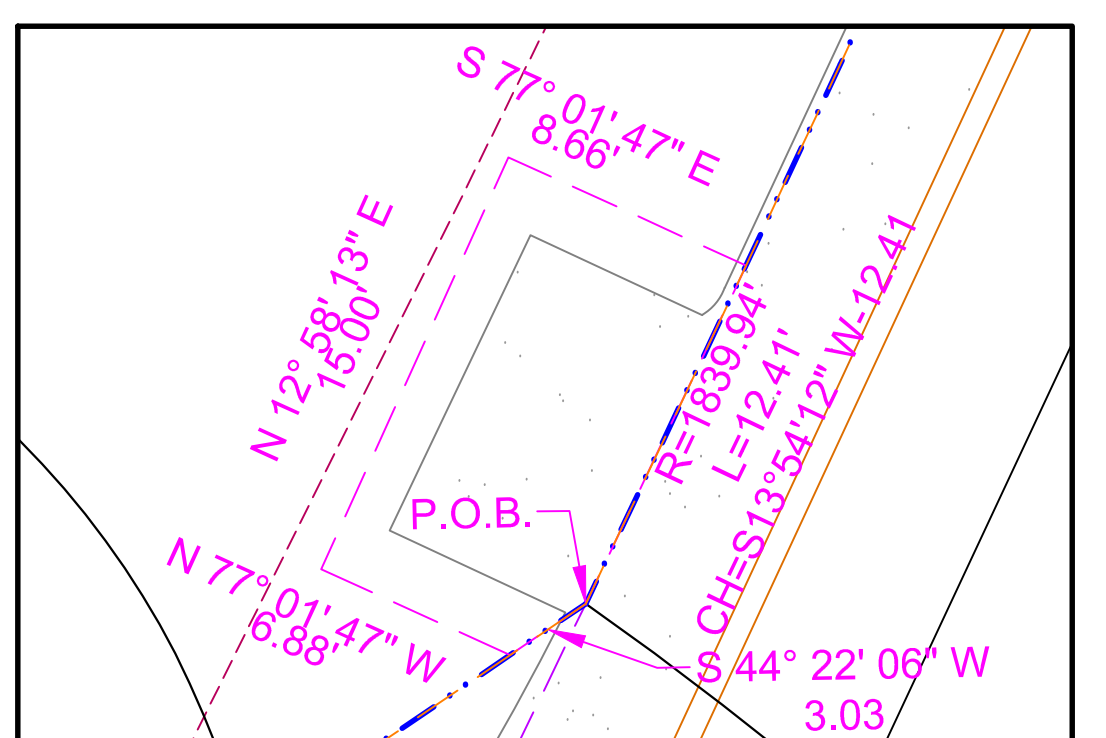
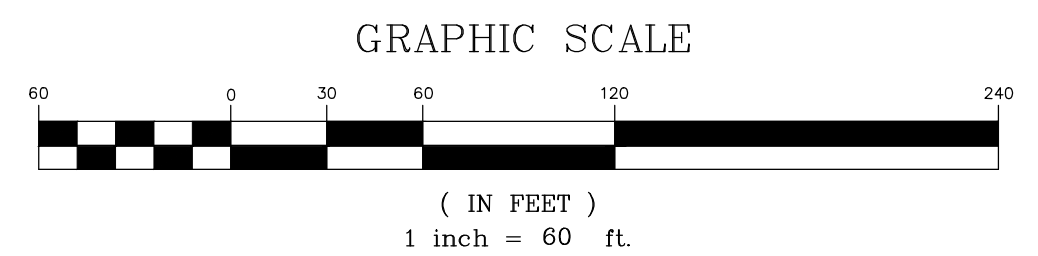
1. FACILITIES FOR ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
2. NO BUILDING PERMIT WILL BE ISSUED UNTIL SEWAGE DISPOSAL ARRANGEMENT HAVE BEEN APPROVED BY THE ROCKLAND COUNTY HEALTH DEPARTMENT AND AND/OR THE TOWN OF ORANGETOWN.

RECORD OWNER
 622 ROUTE 303 LLC
 622 ROUTE 303 & 5 AL FOXIE WAY
 BLAUVELT, NY 10913
 SBL 65.14-1-11.2 & 65.14-1-11.3

CERTIFICATION:
 I HEREBY CERTIFY TO THE PARTIES OF INTEREST BELOW THAT THIS PLAN IS BASED ON A SURVEY AND MAPS OF RECORD ON FILE WITH CLEARPOINT SERVICES LLC, (UNDER THE DIRECTION OF JOHN W. MCCORD, Sr., P.L.S.) AND AN ACTUAL FIELD SURVEY COMPLETED ON FEBRUARY 27, 2022.

JOHN W. MCCORD, Sr., P.L.S.
 NEW YORK LICENSE No. 050904

DATE
 01-31-2024



DETAIL BUS SHELTER EASEMENT
 N.T.S.



REV: 06/18/2024 ADD ITEMS PER CLIENT'S EMAIL
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JOHN W. MCCORD, Sr.
John W. McCord
 PROFESSIONAL LAND SURVEYOR
 NEW YORK LICENSE No. 050904

CLEARPOINT SURVEYING, DPC
 Professional Land Surveyors

CERTIFICATE OF AUTHORIZATION No. 0019218
 JOB NO. 22-34219 DATE: 01-31-2024 SCALE 1"=60' STARS NO. 22-34219 SHEET 1 OF 1 PW - RG

VICINITY MAP
 N.T.S.

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