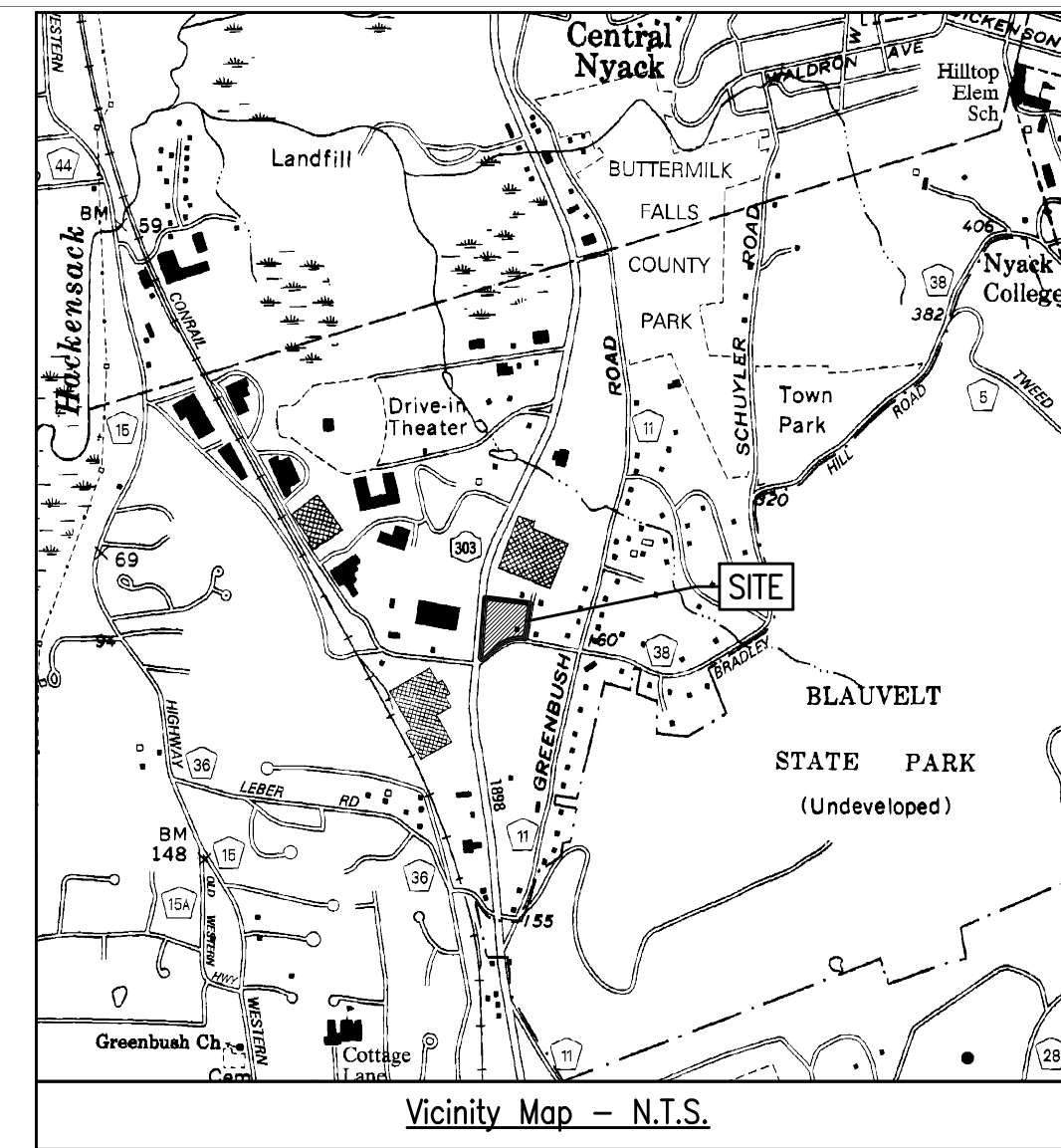
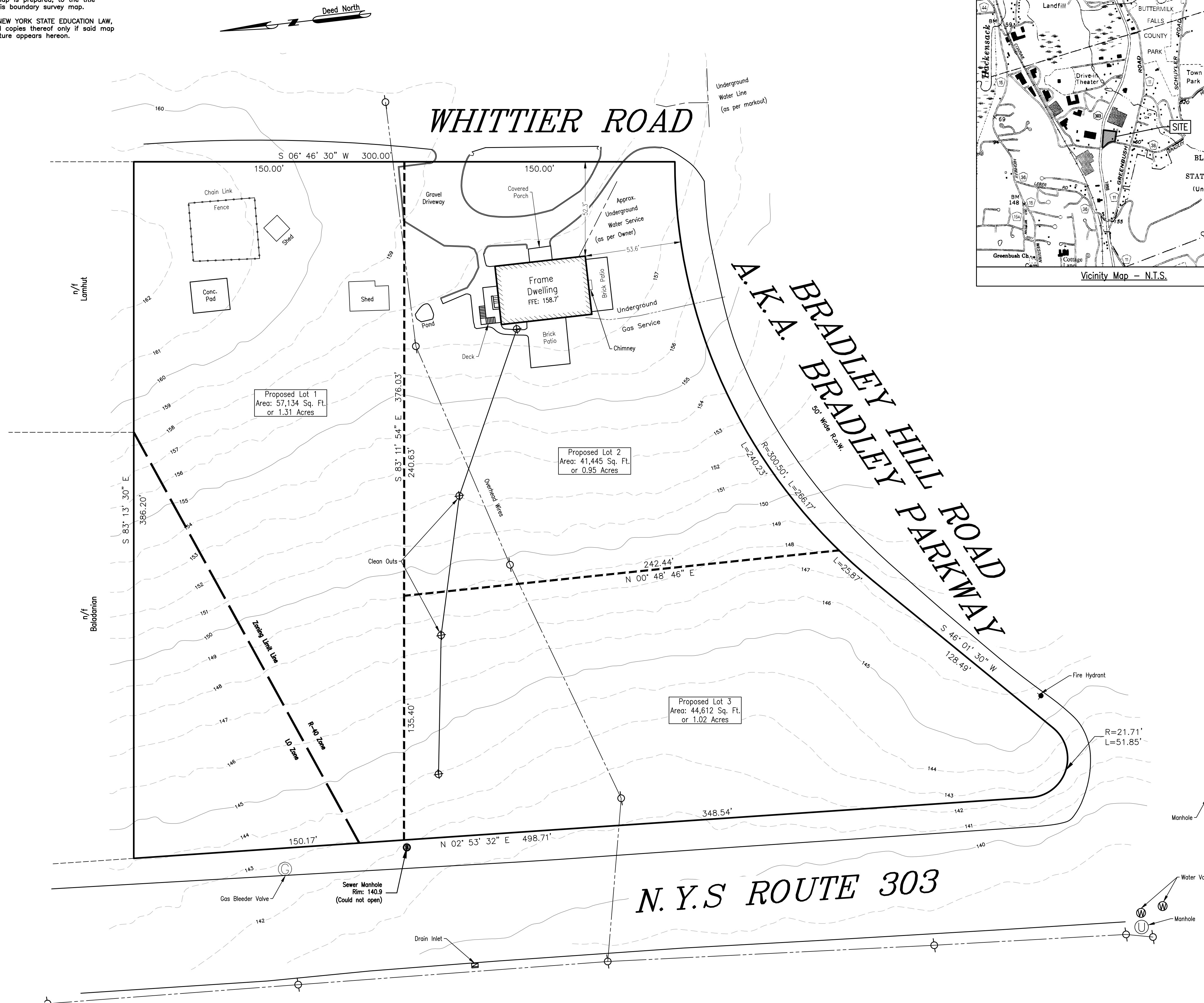


Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is not an expressed or implied warranty or guarantee, it is purely a statement of professional opinion based on knowledge, information and existing field evidence and documentary evidence available. 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.

Any alteration or addition to this survey is a violation of SECTION 7209 of the NEW YORK STATE EDUCATION LAW, except as per SUBDIVISION 2. All certifications hereon are valid for this map and copies thereof only if said map or copies bear the inked or impressed seal of the surveyor whose original signature appears hereon.



ANY EASEMENTS AND/OR SUBSURFACE STRUCTURES UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS RECORDED AND UNRECORDED

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

SUBJECT TO AN UP TO DATE TITLE SEARCH

WETLANDS IF ANY ARE NOT SHOWN

TOPOGRAPHIC DATA SHOWN HERE ON DERIVED FROM A COMBINATION OF FIELD LOCATIONS AND RECORD LIDAR DATA

VERTICAL DATUM: NAVD1988

EXTERIOR BOUNDARY SHOWN AS PER A COMBINATION OF THE DEED OF RECORD, BOOK 657, PAGE 1338, AND THE ROAD DEDICATION FOR BRADLEY PARKWAY, BOOK 346, PAGE 566

Legend	
	Catch Basin
	Utility Pole
	Sewer Manhole
	Property Line to Remain
	Proposed Property Line
	Adjoiner Property Line
	Overhead Wires
	Water Line
	Gas Line

- Area Notes:**
1. Area of Existing Lot is 143,191 Sq. Ft. or 3.29 Acres
  2. Area of Proposed Lot 1 is 57,134 Sq. Ft. or 1.31 Acres
  3. Area of Proposed Lot 2 is 41,445 Sq. Ft. or 0.95 Acres
  4. Area of Proposed Lot 4 is 44,612 Sq. Ft. or 1.02 Acres

- Deed & Map References:**
1. Deed of record filed as Book 657, Page 1338.
  2. Road Dedication for Bradley Parkway filed as Book 346, Page 566.

Planning Board Signature \_\_\_\_\_

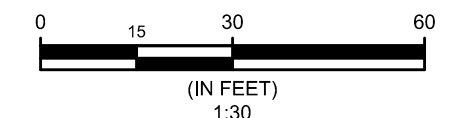
Planning Board Chairman \_\_\_\_\_ Signature Date \_\_\_\_\_

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 OWNER:**  
 SBL 65.18-1-13  
 Steven Finn  
 25 Whittier Road, Blauvelt, NY 10913

Signature \_\_\_\_\_ Date \_\_\_\_\_



#53401  
**EDWARD T. GANNON, P.L.S.**  
 CHERRY HILL ROAD ~ BLOOMING GROVE, NY 10914  
 egannonsurveying@yahoo.com

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 October 19, 2023.



Edward T. Gannon, PLS  
 NY License No. 049907  
 Date  
 JUNE 27, 2024

**3 LOT SUBDIVISION  
 PREPARED FOR  
 STEVEN FINN**  
 TOWN OF ORANGETOWN, COUNTY OF ROCKLAND, STATE OF NEW YORK  
 TAX LOT: SECTION 65.18 - BLOCK 1 - LOT 13  
 SCALE: 1" = 30'  
 SURVEY DATE: OCTOBER 19, 2023  
 AREA: 3.29 ACRES