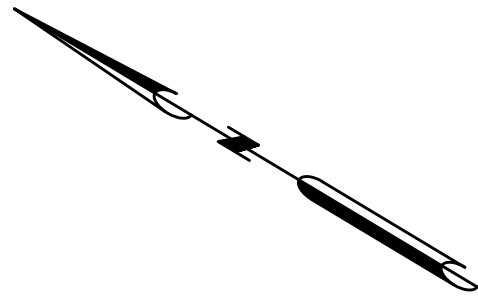


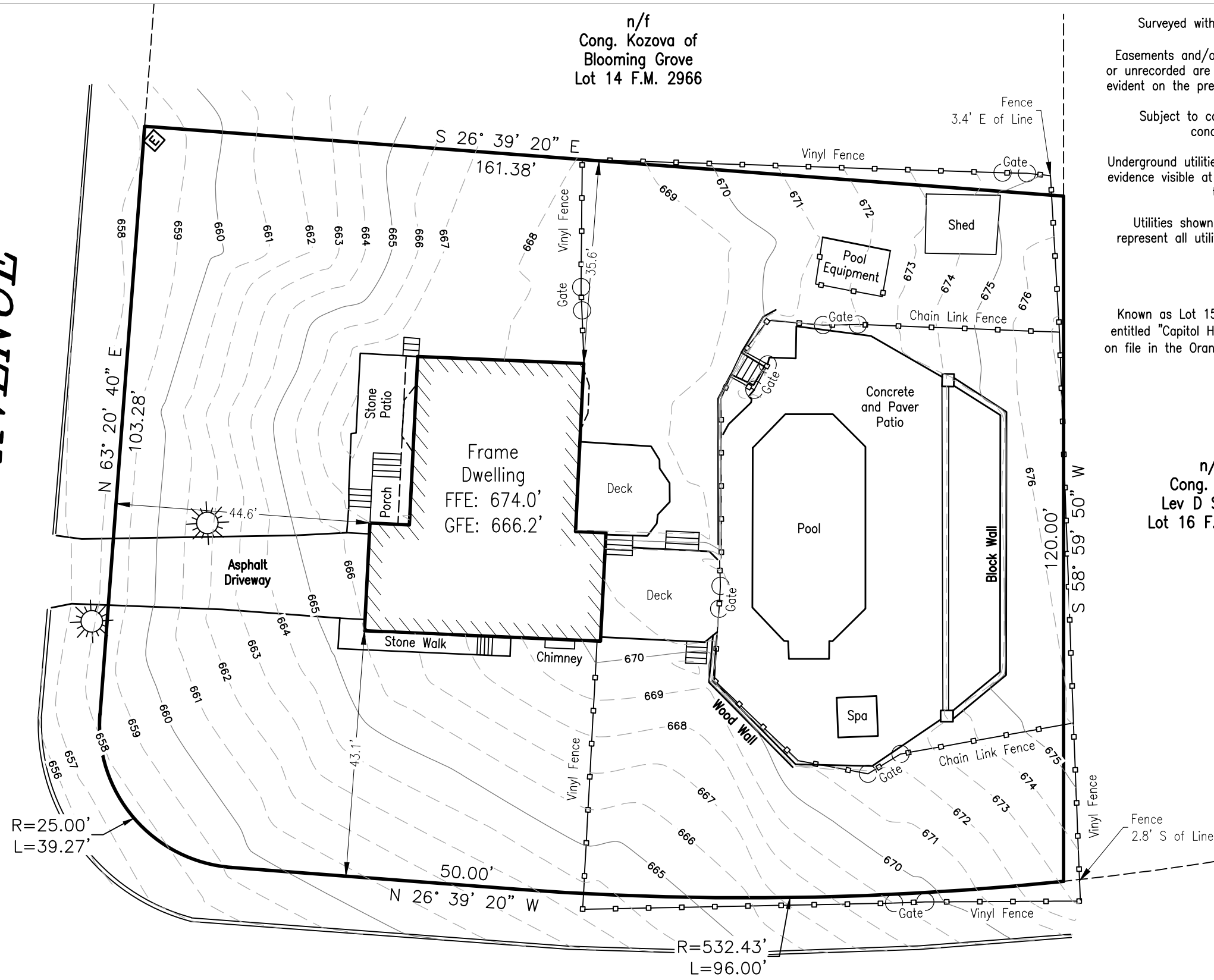
Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map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

VIRGINIA AVENUE



#24212
EDWARD T. GANNON, P.L.S.
 P.O. BOX 285 ~ BLOOMING GROVE, NY 10914
 egannonsurveying@yahoo.com



n/f
 Cong. Kozova of
 Blooming Grove
 Lot 14 F.M. 2966

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

Known as Lot 15, Block G, Section IV on a map entitled "Capitol Hill Section IV. (Sheets 1 and 2)" on file in the Orange County Clerk's office as map number 2966.

n/f
 Cong. Yetev
 Lev D Satmar
 Lot 16 F.M. 2966

ROANOKE DRIVE

**SURVEY
 PREPARED FOR
 32 VIRGINIA AVENUE
 VILLAGE OF SOUTH BLOOMING GROVE
 TOWN OF BLOOMING GROVE, COUNTY OF NEW YORK, STATE OF NEW YORK
 TAX LOT: SECTION 211 - BLOCK 3 - LOT 15
 SCALE: 1" = 20'
 SURVEY DATE: APRIL 19, 2024
 TOTAL AREA: 20,917 SQ. FT.**