

Declaration for Dedication

This Declaration made this ___ day of May 2024, by **YOEL WAGSCHAL** with an mailing address of 14 Taramar Ln, Washingtonville NY 10992 (hereinafter called "YW") the "Declarant" and **VILLAGE OF SOUTH BLOOMING GROVE** having an address at _____ (hereinafter called "Village")

WHEREAS, "YW" is the fee owner of the following parcel situate, lying and being in the Village of South Blooming Grove, Town of Blooming Grove, County of Orange, and State of New York; said premises known as ROUTE 208 & CHESTNUT DRIVE, Blooming Grove, NY 10914, Monroe, NY 10950 designated as tax map Section 209 Block 2 Lot 2 ("Subject Property")

WHEREAS, "YW" applying to subdivide the Subject Property into four (4) lots as shown on a map entitled "FOUR LOT SUBDIVISION PREPARED FOR OLD TOWN ROAD" attached hereto as "EXHIBIT A".

WHEREAS, as a condition to get this proposed subdivision approved, Declarant desires to dedicate part of the parcel as a dedication for widening the public road or public right-of-way, installation, and maintenance of improvements the street, highways.

NOW, THEREFORE, for and in consideration of the Introductory Statement, which is deemed a material and substantive part of this Declaration, and Ten Dollars (\$10.00) and other good and valuable consideration, Declarant hereby declares, grants, covenants and agrees as follows:

1. Declarants hereby irrevocably dedicate to the Village of South Blooming Grove, or its successor agencies and assigns, forever a right-of-way easement for public streets, public utilities purposes, public highways widening.
2. This Offer of Dedication of fee interest shall be irrevocable and shall be binding on the Grantor, its heirs, executors, administrators, successors and assigns.
3. All that certain real property situated in the Village of South Blooming Grove, Town of Blooming Grove, County of Orange, and State of New York, as shown on the attached MAP hereto as "Exhibit A" and more fully described on schedule "A" description attached hereto as "Exhibit B".
4. The covenants and agreements contained herein shall run with the land and shall be binding upon and inure to the benefit of the owners of the Lots and their successors and assigns.

IN WITNESS WHEREOF, Declarant has caused this Declaration to be executed by its duly authorized representative as of the date and year first above written.

YOEL WAGSCHAL

STATE OF NEW YORK)
) ss.:
COUNTY OF)

On the ____ day of _____, in the year 2024, before me the undersigned, a Notary Public in and for said State, personally appeared **YOEL WAGSCHAL** , personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

Record and return to;
Village of South Blooming Grove

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.

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

Area Notes:

1. Area of Existing Lot is 145,324 Sq. Ft. or 3.336 Acres
2. Area of Proposed Lot 1 is 35,010 Sq. Ft. or 0.803 Acres
3. Area of Proposed Lot 2 is 33,238 Sq. Ft. or 0.763 Acres
4. Area of Proposed Lot 3 is 11,714 Sq. Ft. or 0.269 Acres
5. Area of Proposed Lot 4 is 59,466 Sq. Ft. or 1.365 Acres
6. Area to be offered to the Village of South Blooming Grove is 5,897 Sq. Ft. or 0.135 Acres

Deed & Map References:

1. Deed of record filed as Liber 13005, Page 577.
2. As shown as lot "Reserved For Well" on a map entitled "Plan of Subdivision Section C Merriewold" on file in the Orange County Clerk's office as map number 1675.

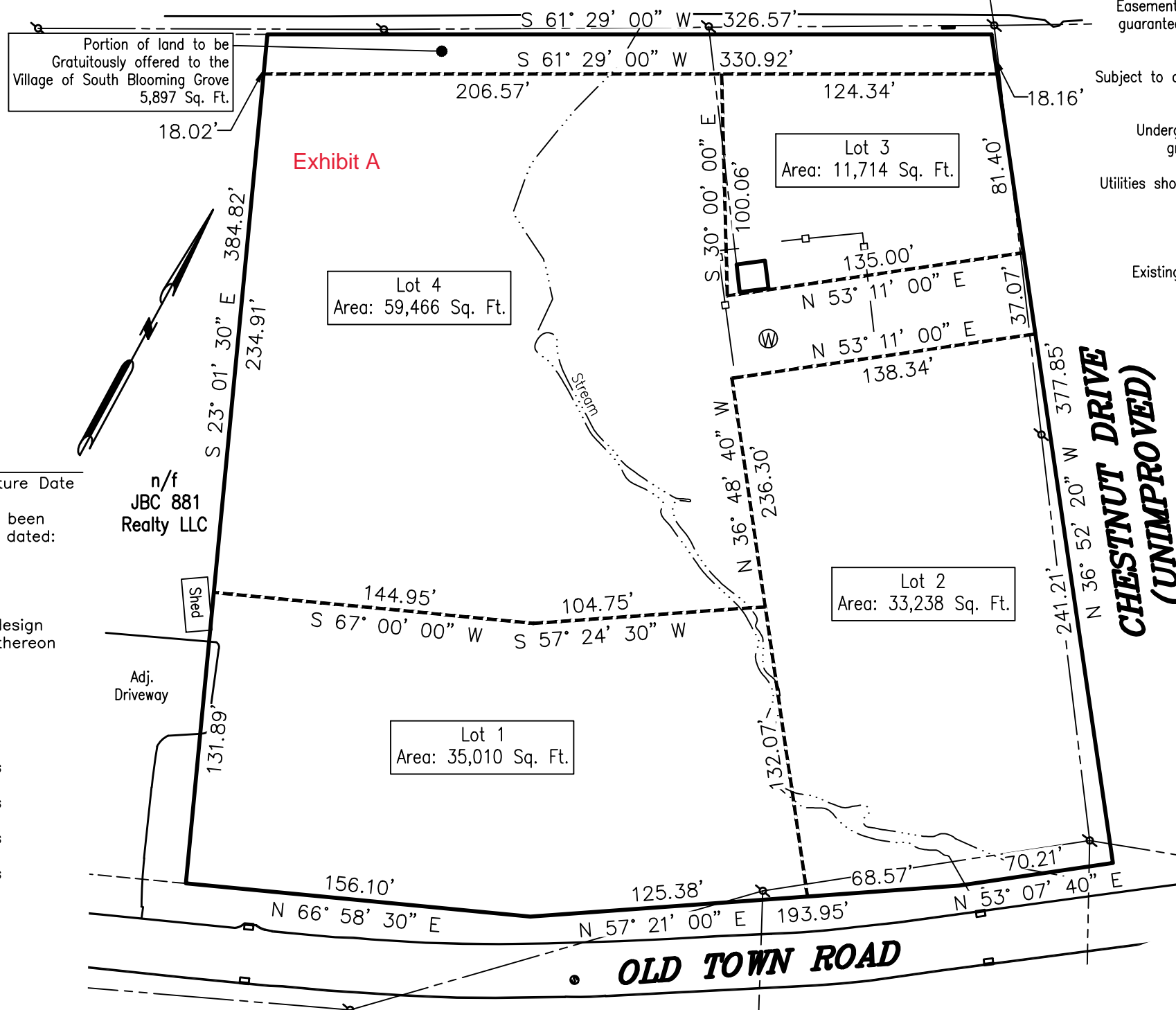
RECORD OWNER:

SBL 209-2-2
 Yoel Wagschal
 14 Taramar Ln, Washingtonville NY 10992

Signature

Date

N. Y. STATE ROUTE 208



Portion of land to be
 Graciously offered to the
 Village of South Blooming Grove
 5,897 Sq. Ft.

Exhibit A

n/f
 JBC 881
 Realty LLC

Shops

Adj.
 Driveway

Lot 1
 Area: 35,010 Sq. Ft.

Lot 2
 Area: 33,238 Sq. Ft.

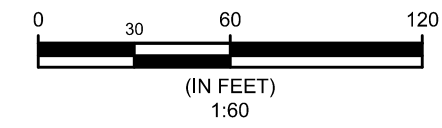
Lot 3
 Area: 11,714 Sq. Ft.

Lot 4
 Area: 59,466 Sq. Ft.

**CHESTNUT DRIVE
 (UNIMPROVED)**

OLD TOWN ROAD

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



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

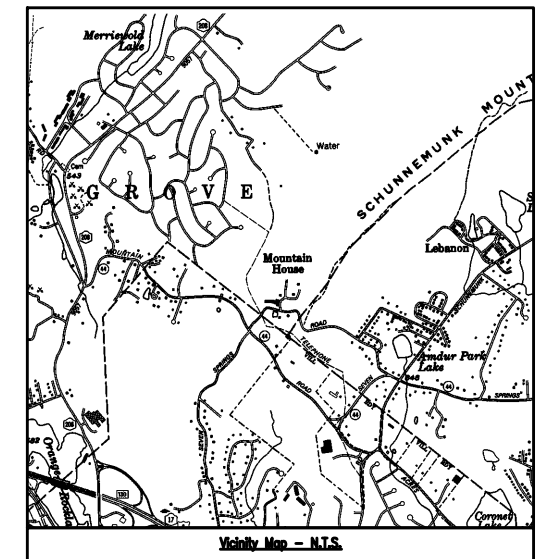
Subject to covenants, easements, restrictions, conditions and agreements of record

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

Existing improvements to be removed prior to subdivision of land. See construction plans for more details



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 on actual field survey completed on May 2, 2024.



MAY 10, 2024

Edward T. Gannon, PLS
 NY License No. 049907

Date

**FOUR LOT SUBDIVISION
 PREPARED FOR
 OLD TOWN ROAD
 VILLAGE OF SOUTH BLOOMING GROVE
 TOWN OF BLOOMING GROVE, COUNTY OF ORANGE, STATE OF NEW YORK
 SECTION 209 BLOCK 2 LOT 2
 SCALE: 1" = 60'
 SURVEY DATE: MAY 2, 2024
 MAP DATE: MAY 10, 2024
 PAGE 1 OF 1**

24207

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

Exhibit B

Description Portion of Land to be Gratuitously Offered to the Village of South Blooming Grove

All that certain piece or parcel of land lying and being in the Village of South Blooming Grove, Town of Blooming Grove, County of Orange and State of New York and being more Particularly bounded and described as follows.

Beginning at a point on the South side of New York State Route 208 and the Westerly side of Chestnut Drive (Unimproved). Thence:

- Along the Westerly side of Chestnut Drive S 36°52'20" E a distance of 18.16' to a point. Thence;
- S 61°29'00" W a distance of 330.92' to the Easterly bounds of lands of now or formerly JBC Realty LLC. Thence;
- Along the Easterly bounds of lands of now or formerly JBC Realty LLC N 23°01'30" W a distance of 18.02' to the Southerly side of New York State Route 208. Thence;
- Along the Southerly side of New York State Route 208 N 61°29'00" E a distance of 326.57';
which is the point of beginning,