





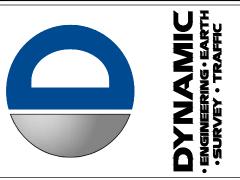
- THE LOT AND BLOCK NUMBERS SHOWN ARE BASED ON THE TAX MAP OF THE TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK, SHEET NO. 74.07. HORIZONTAL DATUM — A PLAN ENTITLED 'ALTA/NSPS LAND TITLE SURVEY, LOTS 2, 33, & 36, BLOCK 1, SECTION 74.07, 518 NYSR 303 AND 13 & 21 MOUNTAIN VIEW AVENUE, ORANGEBURG (TOWN OF ORANGETOWN), ROCKLAND COUNTY, STATE OF NEW YORK' (LISTED HERON AS MAP REFERENCE NO. 1).
- 3. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS PLAN. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. PROPERTY IS SUBJECT TO SUB—SURFACE CONDITIONS AND/OR ENCROACHMENTS NOT DISCLOSED BY PUBLIC RECORD, IF ANY.
- 5. NOT ALL LOT LINES OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREON HAVE BEEN FIELD SURVEYED AND ARE SHOWN AS A GRAPHICAL REPRESENTATION OF EXISTING LOT LINES BASED ON DEED, FILED MAPS AND TAX MAP INFORMATION. 6. SUBJECT TO ROAD RIGHT-OF-WAY, ALL EASEMENTS, ORDINANCES, COVENANTS AGREEMENTS AND/OR RESTRICTIONS OF RECORD. PERTINENT DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY ARE NOTED HEREON. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PARCEL.
- 7. THIS IS NOT A BOUNDARY SURVEY. EXISTING CONDITIONS SHOWN ON PLAN BASED ON AN ALTA SURVEY PERFORMED BY GALLAS SURVEYING GROUP, DATED 12/28/2020. (MR1)
- 8. ONLY COPIES OF THE ORIGINAL SURVEY WITH AN ORIGINAL LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES. SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS CERTIFICATION WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE NY STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE CERTIFICATION IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. UNAUTHORIZED ALTERATION OR ADDITION TO A CERTIFICATION BEARING A LICENSED LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW. PROPERTY SUBJECT TO DOCUMENTS OF RECORD.

MAP REFERENCES

A PLAN ENTITLED 'ALTA/NSPS LAND TITLE SURVEY, LOTS 2, 33, & 36, BLOCK 1, SECTION 74.07, 518 NYSR 303 AND 13 & 21 MOUNTAIN VIEW AVENUE, ORANGEBURG (TOWN OF ORANGETOWN), ROCKLAND COUNTY, STATE OF NEW YORK', PREPARED BY GALLAS SURVEYING GROUP, DATED 12/28/2020 AND REVISED THROUGH 01-20-2021.

AREA CALCULATIONS

LOT AREA	EXISTING	PROPOSED
LOT 2	58,284 SF, 1.338 AC.	N/A
LOT 33	16,987 SF, 0.390 AC.	N/A
LOT 36	526,062 SF, 12.077 AC.	N/A
PROPOSED LOT 36	N/A	601,333 SF, 13.805 AC.



COMMENTS	DATE	REV.

SURVEY LEGEND:

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R)	DEED REFERENCE	Ġ	CONC. MONUMENT
)	SURVEY	•	CONC. MONUMENT
OS)	BOTTOM OF STRUCTURE	0	I.P. / I.B. FND
os)	TOP OF STRUCTURE	•	I.P. / I.B. SET
(A)	ALSO KNOWN AS	×	STAKE FND
(A)	FORMERLY KNOWN AS		
/L)	CENTERLINE	<i>PK</i> PK ●	PK NAIL FND
	SPOT ELEVATIONS	₽K	PK NAIL SET
0.00	GUTTER ELEV.	0	DRILL HOLE FND
: 0.00	TOP OF CURB ELEV.	•	DRILL HOLE SET
: 0.00	FINISH FLOOR ELEV.	•	SURVEY STONE FN
0.00	GARAGE FLOOR ELEV.	•	SURVEY CAP FND
: 0.00	BOTTOM OF WALL ELEV.	X	CROSS CUT FOUND
0.00	TOP OF WALL ELEV.	Ø	CROSS CUT SET

00 WATER SURFACE ELEV. 🗖 TRANSFORMER UTILITY POLE MW △ MONITORING WELL AIR AIR PUMP FIRE HYDRANT 。 SIGN DOUBLE POST WV⊠ WATER VALVE

WMO WATER METER *GV* ⋈ GAS VALVE *GM* □ GAS METER EM □ ELECTRIC METER Elbox □ ELECTRIC BOX WELL

C∕O ○ CLEAN OUT WSO O WATER SHUT OFF VALVE FLARED END SECTION DS O DOWN SPOUT TEL□ TELEPHONE BOX HEADWALL

DECIDUOUS TREE *VUK* ⋈ VALVE UNKNOWN ▲ WETLAND FLAG SHRUB BORING LOCATION O BOLLARD TEST PIT LOCATION ₩ LIGHTED BOLLARD

MAIL BOX LIGHT POLE EXCEPTION BUILDING LIGHT SHOE BOX LIGHT PARKING STALL COUNT \bigcirc P.O.B. POINT OF BEGINNING COBRA LIGHT POLE TRAFFIC LIGHT

EXISTING MAJOR CONTOUR & ELEVATION APPROX. LOC. EXIST UNDERGROUND ELECTRIC LINES APPROX. LOC. EXIST UNDERGROUND FIBER OPTIC LINES APPROX. LOC. EXIST UNDERGROUND GAS LINES APPROX. LOC. EXIST UNDERGROUND OVERHEAD LINES APPROX. LOC. EXIST UNDERGROUND SANITARY SEWER LINES

APPROX. LOC. EXIST UNDERGROUND TELEPHONE LINES APPROX. LOC. EXIST UNDERGROUND WATER LINES

(IN FEET) 1 INCH = 40 FT.

DYNAMIC

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ARCO DESIGN BUILDING INDUSTRIAL NYC BLOCK 1, LOTS 2, 33 & 36, SECTION 74.01 518 NYSR 303 AND 13 & 21 MOUNTAIN AVENUE ORANGEBURG (TOWN OF ORANGETOWN), ROCKLAND COUNTY, NEW YORK

CRAIG BLACK

PROFESSIONAL LAND SURVEYOR NEW YORK LICENSE No. 051113-01



LOT CONSOLIDATION PLAN

2686-99-013S | 1"=40' | 01/28/2023 RAU N/A

