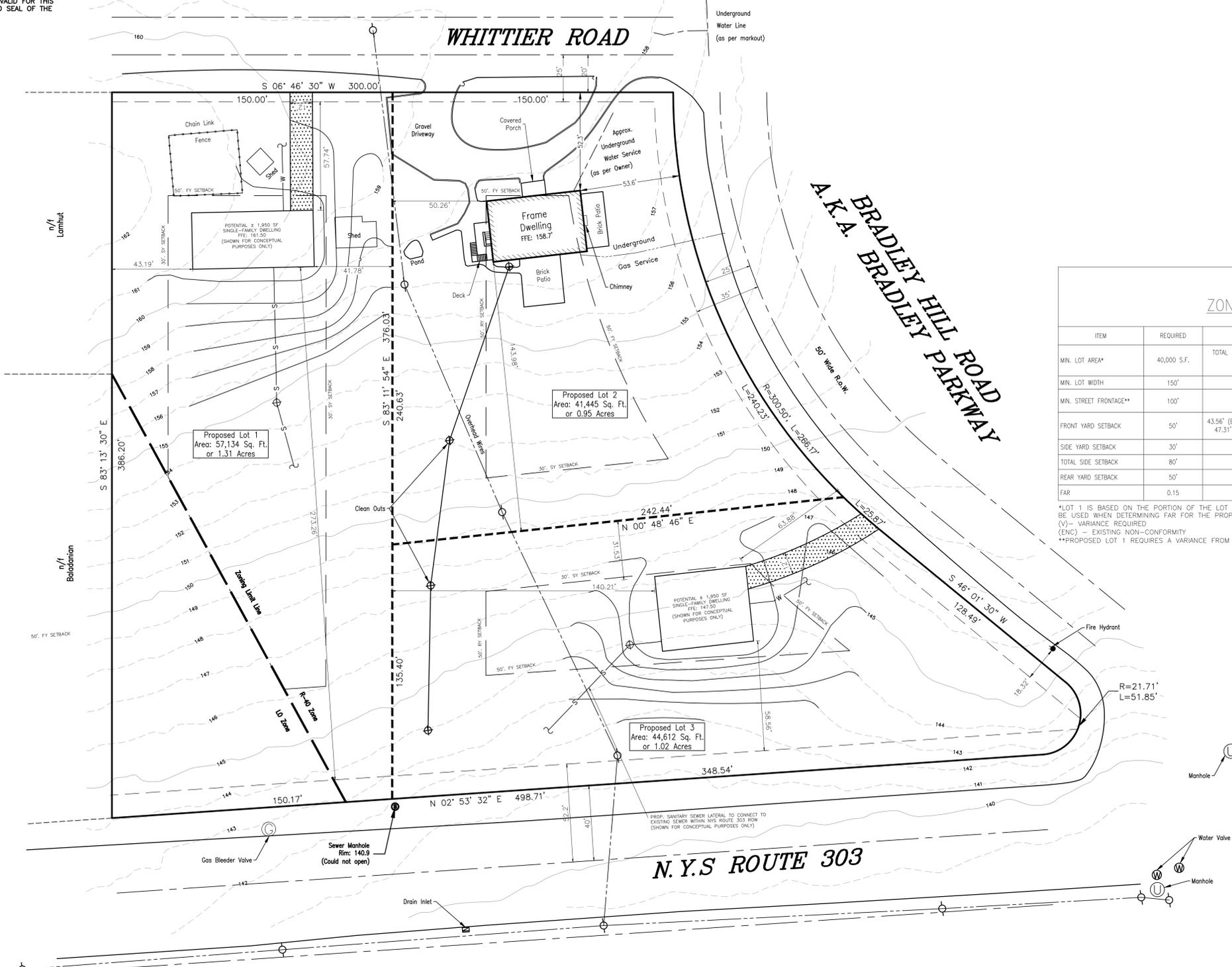
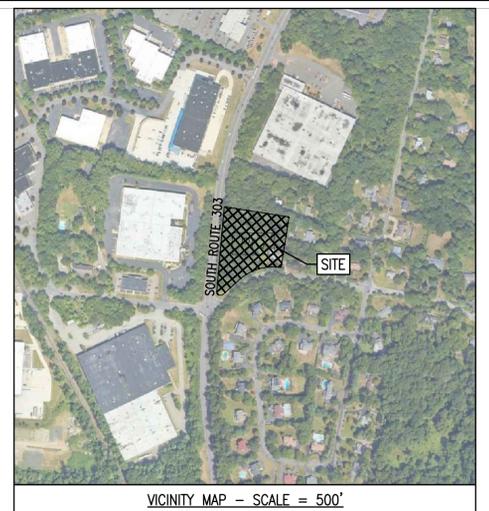


CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE, 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.



- PROPERTY NOTES:**
- LOT AREA OF TOTAL TRACT IS +/- 143,312 SF (±3.29 ACRES). EXISTING LOT IS PROPOSED TO BE SUBDIVIDED INTO 3 NEW LOTS: PROPOSED LOT 1 (57,134 SF) PROPOSED LOT 2 (41,445 SF) PROPOSED LOT 3 (44,612 SF)
 - ZONE - R-40 DISTRICT (SINGLE-FAMILY) & LO DISTRICT
 - EXISTING USE: SINGLE-FAMILY DETACHED RESIDENCE
 - PROPOSED USE: SINGLE-FAMILY DETACHED RESIDENCE
 - ENGINEER: COLLIER'S ENGINEERING & DESIGN, CT, P.C. 300 TICE BOULEVARD SUITE 101 WOODCLIFF LAKE, NJ 07677
 - DISTRICTS: SCHOOL DISTRICT: SOUTH ORANGETOWN GENERAL SCHOOL DISTRICT 1
FIRE DISTRICT: BLAUVELT
WATER DISTRICT: VEGLIA NY
SEWER DISTRICT: ORANGETOWN SEWER DISTRICT
LIGHTING DISTRICT: TOWN OF ORANGETOWN

- AREA NOTES:**
- AREA OF EXISTING LOT IS 143,191 SQ. FT. OR 3.29 ACRES
 - AREA OF PROPOSED LOT 1 IS 57,134 SQ. FT. OR 1.31 ACRES
 - AREA OF PROPOSED LOT 2 IS 41,445 SQ. FT. OR 0.95 ACRES
 - AREA OF PROPOSED LOT 4 IS 44,612 SQ. FT. OR 1.02 ACRES

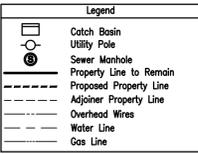
- DEED & MAP REFERENCES:**
- DEED OF RECORD FILED AS BOOK 657, PAGE 1338.
 - ROAD DEDICATION FOR BRADLEY PARKWAY FILED AS BOOK 346, PAGE 566.

TABLE OF BULK REQUIREMENTS
ZONE: R-40 DISTRICT (SINGLE-FAMILY)

ITEM	REQUIRED	EXISTING	PROP. LOT 1	PROP. LOT 2	PROP. LOT 3	COMPLIES
MIN. LOT AREA*	40,000 S.F.	TOTAL = 143,191 SF R-40 = 128,426 SF LO = 14,765 SF	TOTAL = 57,134 SF R-40 = 42,369 SF LO = 14,765 SF	41,445 SF	44,612 SF	YES
MIN. LOT WIDTH	150'	300'	150'	150'	154.33'	YES
MIN. STREET FRONTAGE**	100'	1,261'	150.00' (WHITTIER ROAD) 150.17' (N.Y.S. ROUTE 303)	150.00' (WHITTIER ROAD) 240.23' (BRADLEY HILL ROAD)	128.49' (BRADLEY HILL ROAD) 348.54' (N.Y.S. ROUTE 303)	YES
FRONT YARD SETBACK	50'	43.56' (ENC) (BRADLEY HILL ROAD) 47.31' (ENC) (WHITTIER ROAD)	57.74'	43.56' (V) (BRADLEY HILL ROAD) 47.31' (V) (WHITTIER ROAD)	63.88'	NO (V)
SIDE YARD SETBACK	30'	143.98'	41.78'	143.98'	31.53'	YES
TOTAL SIDE SETBACK	80'	N/A	84.97'	N/A	N/A	YES
REAR YARD SETBACK	50'	50.42'	N/A	50.00'	140.21'	YES
FAR	0.15	0.039	0.046*	0.039	0.034	YES

*LOT 1 IS BASED ON THE PORTION OF THE LOT LOCATED IN THE R-40 ZONE AND THE ADDITIONAL LOT AREA IN THE LO ZONE IS NOT TO BE USED WHEN DETERMINING FAR FOR THE PROPOSED DWELLING.
(V) - VARIANCE REQUIRED
(ENC) - EXISTING NON-COMFORMITY
**PROPOSED LOT 1 REQUIRES A VARIANCE FROM NEW YORK STATE LAW SECTION 280-a (STREET FRONTAGE)

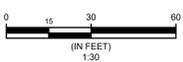
- GENERAL NOTES:**
- ANY EASEMENTS AND/OR SUBSURFACE STRUCTURES UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY
 - SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS RECORDED AND UNRECORDED
 - UNDERGROUND UTILITIES SHOWN HEREON BASED 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
 - EXTERNAL 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
 - SIMULTANEOUS WITH THE TRANSFER OF ANY PROPERTY THAT IS SUBJECT OF THIS SUBDIVISION FROM THE SERVANT OWNER TO ANY SUBSEQUENT OWNER(S), A WRITTEN EASEMENT WHICH GRANTS EASEMENTS AS SHOWN ON THIS MASTER FROM THE SERVANT PROPERTY OWNER TO THE DOMINANT PROPERTY OWNER MUST BE FILED AND RECORDED IN THE ROCKLAND COUNTY CLERK'S OFFICE.
 - THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED IN §239N OF THE GENERAL MUNICIPAL LAW WHEN APPLICABLE.
 - NO PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN.



I hereby certify that this subdivision plat was prepared by us and was made from an actual survey, completed by us on October 19, 2023.



Edward T. Gannon, P.L.S.
NY License No. 049907
10/16/25
Date



ROCKLAND COUNTY HEALTH DEPARTMENT APPROVAL

TOWN OF ORANGETOWN DEDICATION

ROCKLAND COUNTY DRAINAGE AGENCY APPROVAL

THE OWNER OR THEIR REPRESENTATIVE, HEREBY IRREVOCABLY OFFERS FOR DEDICATION TO THE TOWN OF ORANGETOWN, ALL THE STREETS, MUNICIPAL USES, EASEMENTS, PARKS, AND REQUIRED UTILITIES SHOWN ON THE WITHIN SUBDIVISION PLAT AND CONSTRUCTION PLANS IN ACCORDANCE WITH AN IRREVOCABLE OFFER FOR DEDICATION.

STEVEN FINN, OWNER DATE: _____

CHAIRMAN DATE: _____

OWNER APPROVAL FOR FILING

STEVEN FINN, OWNER DATE: _____

TOWN OF ORANGETOWN PLANNING BOARD APPROVAL

APPROVED AS FINAL PLAT BY RESOLUTION NO. _____ DATED _____ OF THE TOWN OF ORANGETOWN PLANNING BOARD:

CHAIRMAN, TOWN OF ORANGETOWN PLANNING BOARD DATE: _____

#23401
EDWARD T. GANNON, P.L.S.
CHERRY HILL ROAD ~ BLOOMING GROVE, NY 10914
egannonurveying@yahoo.com

3-LOT SUBDIVISION PLAT
PREPARED FOR
STEVEN FINN
TOWN OF ORANGETOWN, COUNTY OF ROCKLAND, STATE OF NEW YORK
TAX LOT: SECTION 85.18 - BLOCK 1 - LOT 13
SCALE: 1" = 30'
SURVEY DATE: OCTOBER 19, 2023
DRAWING DATE: SEPTEMBER 4, 2025
Sheet 1 of 1