

GENERAL NOTES:

1. THE CURRENT CONDITION OF THE PROPERTY IS VACANT LAND WITHOUT ANY MAPPED EASEMENTS OF RECORD. ALL UTILITY EASEMENTS, LOT LINES, AND IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, PARKING AREAS, AND SIDEWALKS INDICATED ON THIS PLAT ARE PROPOSED.
2. THE PROJECT SPONSOR WILL ORIGINATE AND ORGANIZE A NEW YORK STATE NOT FOR PROFIT CORPORATION NAMED FERRY LANDING AT BEACON HOMEOWNERS ASSOCIATION, INC., FOR THE SOLE PURPOSE OF THE ACQUISITION OF THE PROPERTY (OTHER THAN THE PROPOSED LOTS) AND THE CONVEYANCE OF THE COMMON USE AND ENJOYMENT OF THE MEMBERS OF THE HOMEOWNERS ASSOCIATION FOR THE COMMON USE AND ENJOYMENT OF THE MEMBERS OF THE HOMEOWNERS ASSOCIATION. EVERY PERSON OR ENTITY THAT BECOMES AN OWNER OF A FEE OR UNDIVIDE FEE INTEREST IN ANY PROPOSED LOT (INDICATE AS LOT #1 - LOT #6 ON THIS PLAT) SHALL AUTOMATICALLY BE DEEMED TO BE A MEMBER OF THE HOMEOWNERS ASSOCIATION AND IS SUBJECT TO THE COVENANTS OF RECORD AND TO ASSESSMENTS BY THE HOMEOWNERS ASSOCIATION.
3. THE TERM "COMMON AREAS" SHALL REFER TO ALL REAL PROPERTY OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE COMMON USE AND ENJOYMENT OF THE MEMBERS OF THE HOMEOWNERS ASSOCIATION, OTHER THAN THE PROPOSED LOTS (INDICATE AS LOT #1 - LOT #6 ON THIS PLAT) THEMSELVES, AND INCLUDE BUT ARE NOT LIMITED TO LANDSCAPED AREAS, UNIMPROVED AREAS, UNDEVELOPED AREAS, DRIVEWAYS, PARKING AREAS, AND SIDEWALKS.
4. THE PROJECT SPONSOR AND ALL MEMBERS OF THE HOMEOWNERS ASSOCIATION AND THEIR EGRESS FROM THE PROPOSED DRIVEWAY, IN COMMON WITH ONE ANOTHER OVER, UPON, AND ACROSS EACH LOT AND ALL COMMON AREAS IN ACCORDANCE WITH THE COVENANTS OF RECORD.
5. THE PROJECT SPONSOR AND ALL MEMBERS OF THE HOMEOWNERS ASSOCIATION AND THEIR EGRESS FROM THE PROPOSED DRIVEWAY, IN COMMON WITH ONE ANOTHER OVER, UPON, AND ACROSS EACH LOT AND ALL COMMON AREAS IN ACCORDANCE WITH THE COVENANTS OF RECORD.
6. THE PROJECT SPONSOR, THE HOMEOWNERS ASSOCIATION, AND ALL MEMBERS OF THE HOMEOWNERS ASSOCIATION SHALL HAVE A COMMON UTILITY EASEMENT FOR THE INSTALLATION, USE, MAINTENANCE, AND SERVICE OF ANY AND ALL UTILITIES, IN COMMON WITH ONE ANOTHER OVER, UNDER, UPON, AND ACROSS ALL OTHER LOTS OR COMMON AREAS IN ACCORDANCE WITH THE COVENANTS OF RECORD.
7. THE PROJECT SPONSOR, THE HOMEOWNERS ASSOCIATION, AND ALL MEMBERS OF THE HOMEOWNERS ASSOCIATION SHALL HAVE A COMMON MAINTENANCE EASEMENT FOR THE REASONABLE AND USUAL REPAIR, MAINTENANCE, AND SERVICE OF THE INDIVIDUAL TOWNHOMES, IN COMMON WITH ONE ANOTHER OVER, UPON, AND ACROSS ALL OTHER LOTS OR COMMON AREAS IN ACCORDANCE WITH THE COVENANTS OF RECORD.
8. THE PROJECT SPONSOR, THE HOMEOWNERS ASSOCIATION, AND ALL MEMBERS OF THE HOMEOWNERS ASSOCIATION SHALL HAVE A GENERAL ACCESS EASEMENT FOR LANDSCAPING, SNOW REMOVAL, GENERAL MAINTENANCE OF LOTS AND EXTENSORS OF HOMES, OVER, UNDER, UPON, AND ACROSS ALL LOTS IN ACCORDANCE WITH THE COVENANTS OF RECORD.
9. ALL OF THE PROPERTY, INCLUDING ALL LOTS AND COMMON AREAS SHALL BE SUBJECT TO ADDITIONAL EASEMENTS OF RECORD AS ESTABLISHED BY THE PROJECT SPONSOR PRIOR TO THE CONVEYANCE OF THE COMMON AREA TO THE HOMEOWNERS ASSOCIATION AND IN ACCORDANCE WITH THE COVENANTS OF RECORD.
10. ALL EASEMENTS AND/OR OTHER RIGHTS GRANTED BY THE PROJECT SPONSOR SHALL BE PERMANENT, RUN WITH THE LAND, AND BE BINDING UPON AND FOR THE BENEFIT OF THE PROJECT SPONSOR, THE HOMEOWNERS ASSOCIATION, AND ALL MEMBERS OF THE HOMEOWNERS ASSOCIATION.

PLANNING BOARD NOTE:

APPROVED BY RESOLUTION OF THE BEACON PLANNING BOARD
ON THE _____ DAY OF _____, 2019
SUBJECT TO ALL CONDITIONS AS STATED THEREIN

CHAIRMAN, CITY PLANNING BOARD

DATE

CDCH STANDARD NOTE:

THIS PLAN DOES NOT CONSTITUTE A REALTY SUBDIVISION AS DEFINED BY ARTICLE XI, TITLE II, SECTION 1115 OF THE PUBLIC HEALTH LAW OF THE STATE OF NEW YORK, AND ARTICLE X OF THE DUTCHESS COUNTY SANITARY CODE. PERMISSION IS HEREBY GRANTED FOR THE FILING OF THIS MAP WITH THE CLERK OF DUTCHESS COUNTY, APPROVAL FOR ARRANGEMENTS FOR WATER SUPPLY AND/OR SEWAGE DISPOSAL IS NEITHER SOUGHT NOR GRANTED.

AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH

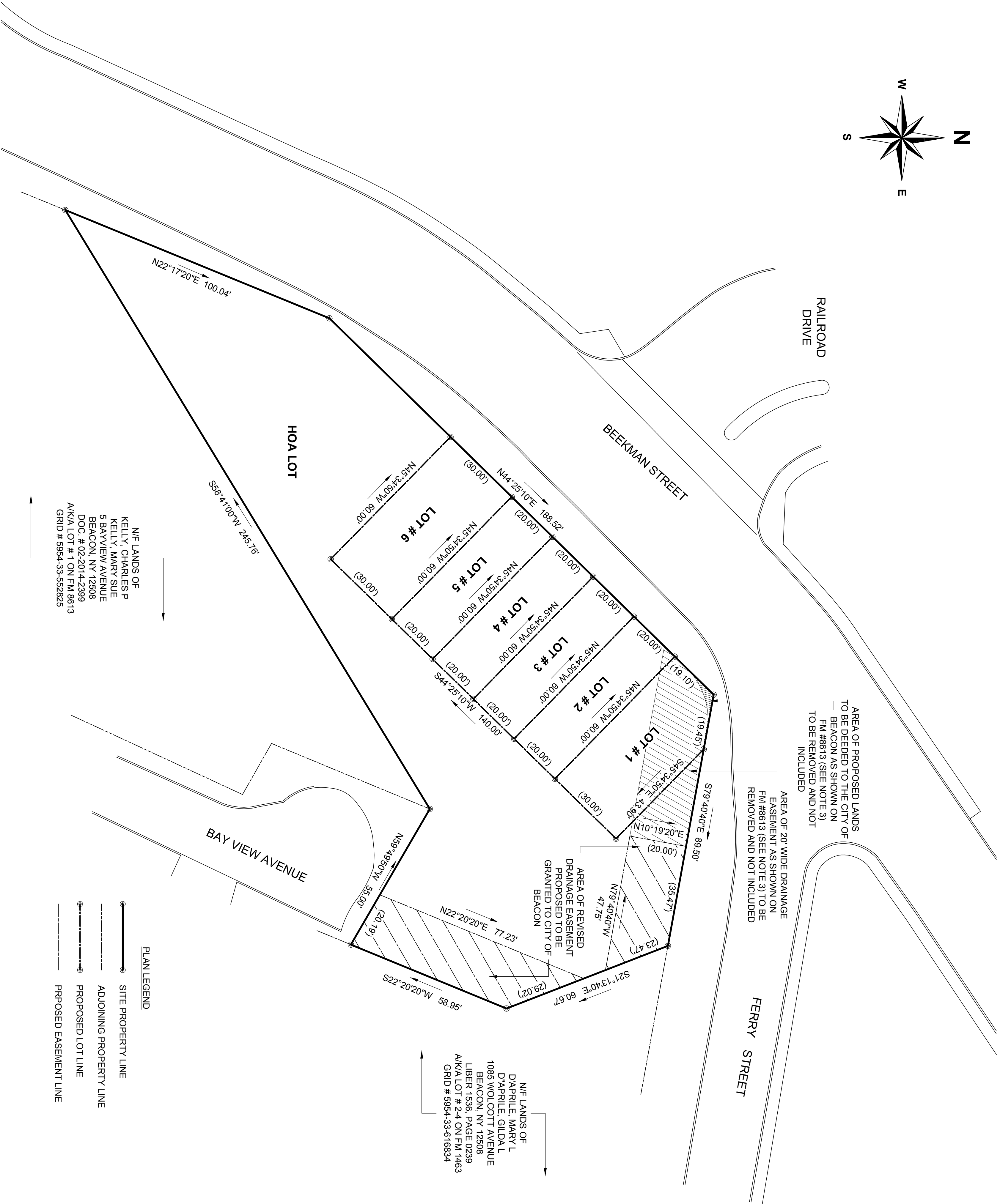
DATE

I hereby certify that the survey shown hereon
is based on actual field measurements completed on NOVEMBER 18, 2017
and that this map was completed on NOVEMBER 25, 2017

Certified only to:

FERRY LANDING AT BEACON LTD

By: John J. Post, Jr., NYS Lic. No. 50643



- Notes:
1. Surveyed as per record descriptions, record filed maps and existing monumentation.
 2. The parcel shown hereon is generally as described in Liber 1704 P 883 recorded in the Dutchess County Clerk's Office.
 3. As per Stewart Title Insurance Company Certificate and Report of Title No. "Elias Special" dated March 01, 2017, item no.9 states the following "Easements shown on Filed Map No. 8613. Note: Small areas shown to be deeded to the City of Beacon has not been accomplished and Drainage Easement shown on map not found of record."

Map Reference: City of Beacon Grid # 5954-33-616834

Map of Subdivision for Amord Nipine" filed in the Dutchess county Clerk's Office on December 26, 1988 as map no. 8613.

REVISION & DATE

FERRY LANDING AT BEACON, LTD
DEVELOPERS · DESIGNERS · BUILDERS
POST OFFICE BOX 294
BEACON, NY 12508

SUBDIVISION PLAT
FOR
FERRY LANDING AT BEACON
BEEKMAN AND FERRY STREET
BEACON, NY 12508

DATED:
FEBRUARY 21, 2019
SCALE: 1" = 20'-0"

DRAWING:
1 OF 1