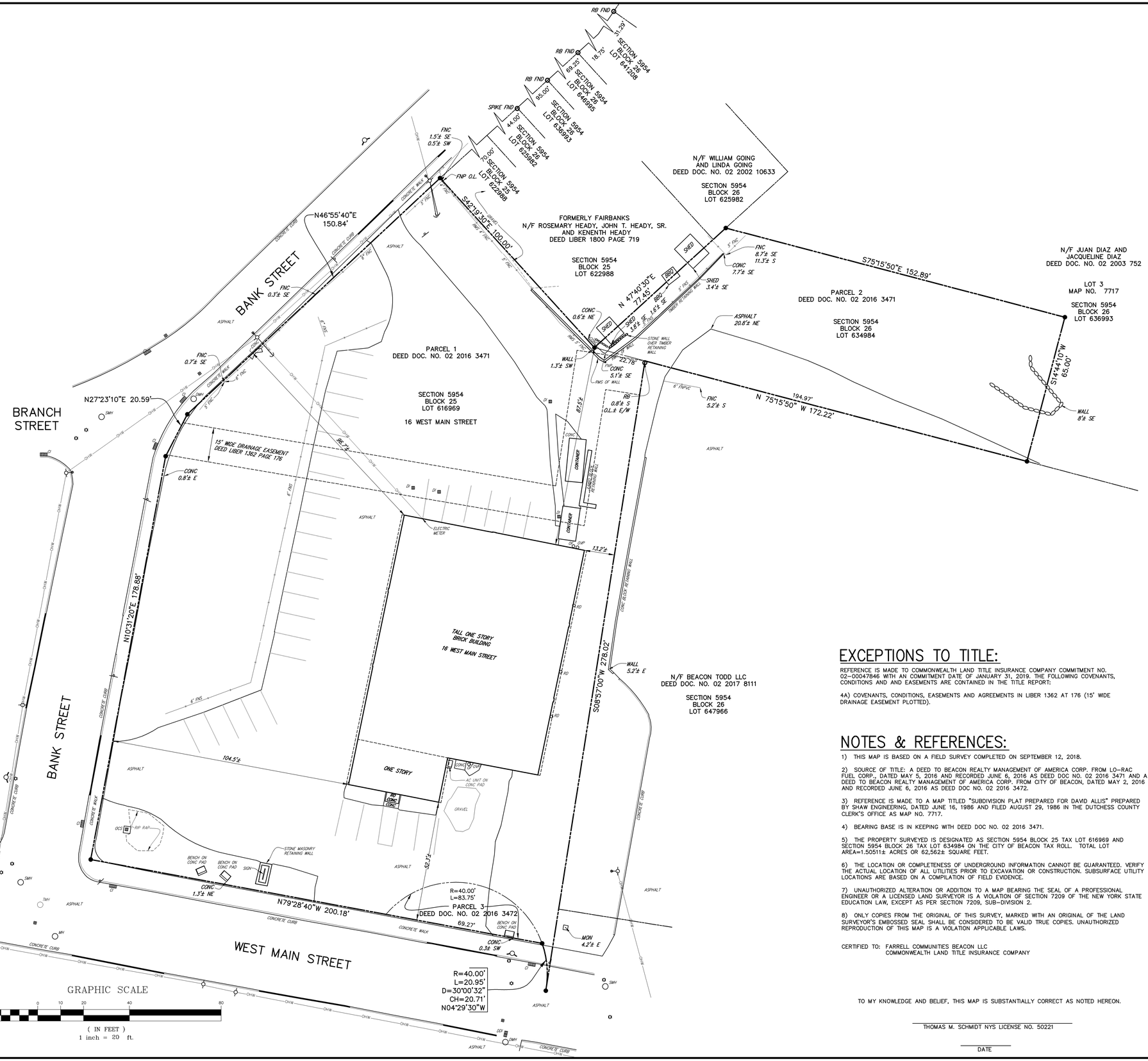
SURVEY OF PROPERTY LEGEND

ADJACENT PROPERTY LINE	
COMBINATION INLET	CI
CURB	
CURB CUT	
DOUBLE DRAIN INLET	DDI
DRAIN INLET	DI
FENCE	
FENCE POST	FP
GAS VALVE	
GUY WIRE	
HYDRANT	
MANHOLE	MH
MONUMENT	MON
OIL FILL	OF
OIL VENT PIPE	OVP
OUTLET CONTROL STRUCTURE	OCS
OVERHEAD WIRE	OHW
PROPERTY CORNER	
PROPERTY LINE	
REBAR	RB
ROOF OVER	
SANITARY SEWER MANHOLE	SMH
SIGN	
STONE WALL	
TELECOMMUNICATIONS MANHOLE	TMH
UTILITY POLE	
UTILITY POLE WITH LIGHT	
WALL	
WATER VALVE	

ABBREVIATIONS

CONC	CONCRETE
DOC	DOCUMENT
E	EAST
FNC	CHAIN LINK FENCE
FND	FOUND
FNS	STOCKADE FENCE
FNPVC	POLYVINYL CHLORIDE FENCE
GFE	GARAGE FLOOR ELEVATION
N	NORTH
NO.	NUMBER
O.L.	ON LINE
OCS	OUTLET CONTROL STRUCTURE
PLCRN	PROPERTY LINE CORNER
RMS	REMAINS
RO	ROOF OVER
S	SOUTH
W	WEST



No.	Revision	Date	By
1.	ADDED CERTIFICATION AND TITLE REFERENCED	03/05/2019	TS
	Previous Editions Obsolete		

EXCEPTIONS TO TITLE:

REFERENCE IS MADE TO COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. 02-00047846 WITH AN COMMITMENT DATE OF JANUARY 31, 2019. THE FOLLOWING COVENANTS, CONDITIONS AND AND EASEMENTS ARE CONTAINED IN THE TITLE REPORT:

4A) COVENANTS, CONDITIONS, EASEMENTS AND AGREEMENTS IN LIBER 1362 AT 176 (15' WIDE DRAINAGE EASEMENT PLOTTED).

NOTES & REFERENCES:

1) THIS MAP IS BASED ON A FIELD SURVEY COMPLETED ON SEPTEMBER 12, 2018.

2) SOURCE OF TITLE: A DEED TO BEACON REALTY MANAGEMENT OF AMERICA CORP. FROM LO-RAC FUEL CORP., DATED MAY 5, 2016 AND RECORDED JUNE 6, 2016 AS DEED DOC NO. 02 2016 3471 AND A DEED TO BEACON REALTY MANAGEMENT OF AMERICA CORP. FROM CITY OF BEACON, DATED MAY 2, 2016 AND RECORDED JUNE 6, 2016 AS DEED DOC NO. 02 2016 3472.

3) REFERENCE IS MADE TO A MAP TITLED "SUBDIVISION PLAT PREPARED FOR DAVID ALLIS" PREPARED BY SHAW ENGINEERING, DATED JUNE 16, 1986 AND FILED AUGUST 29, 1986 IN THE DUTCHESS COUNTY CLERK'S OFFICE AS MAP NO. 7717.

4) BEARING BASE IS IN KEEPING WITH DEED DOC NO. 02 2016 3471.

5) THE PROPERTY SURVEYED IS DESIGNATED AS SECTION 5954 BLOCK 25 TAX LOT 616969 AND SECTION 5954 BLOCK 26 TAX LOT 634984 ON THE CITY OF BEACON TAX ROLL. TOTAL LOT AREA=1.50511± ACRES OR 62,562± SQUARE FEET.

6) THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION. SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMPILATION OF FIELD EVIDENCE.

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8) ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY, MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES. UNAUTHORIZED REPRODUCTION OF THIS MAP IS A VIOLATION APPLICABLE LAWS.

CERTIFIED TO: FARRELL COMMUNITIES BEACON LLC
COMMONWEALTH LAND TITLE INSURANCE COMPANY

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

THOMAS M. SCHMIDT NYS LICENSE NO. 50221

DATE

Client:
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SURVEY OF PORPERTY

BEACON COMMONS
16 WEST MAIN STREET AND WEST MAIN STREET
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

Drawn: JH	Approved: TS
Scale:	1" = 20'
Date:	11/29/2018
Project No:	18119
SU-1.DWG	SU-1.tab
Drawing No:	SU-1