

SURVEY NOTES

1. Copyright TEC Land Surveying. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and / or copyright holder is obtained.
2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
3. Only boundary survey maps with the surveyor's embossed or red inked seal are genuine true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed or red inked seal should be assumed to be an unauthorized copy.
4. 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.
5. The certifications herein are not transferable.
6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
7. Subject to covenants, easements, restrictions, conditions and agreements of record.
8. Subject to any right, title or interest the public may have for highway use.
9. Bearings and North shown hereon are referenced to NAD 83-NY East using NYSNET RTN GPS.
10. Elevations shown hereon are referenced to NAVD 88 using NYSNET RTN GPS, acquired via traditional methods and UAV based photogrammetry.
11. Location of Proposed Greenway Trail taken from survey map entitled "Conceptual Plan Prepared For City of Beacon Greenway Trail" prepared by Lanc & Tully, dated on June 1, 2016 and revised on August 2, 2016.

DEED REFERENCE

- Liber 1944 Page 223
John Lo Guirato
To
3 Churchill Street, Inc.
May 17, 1994
- Liber 599 Page 12
Beacon Savings Bank
To
Redson Realty Corporation
February 27, 1942
- Liber 328 Page 447
The Standard Oil Company New York
To
The Village of Matteawan
August 29, 1903
- Liber 157 Page 60
John Rothery, Anna Rothery, William Rothery, Elizabeth B. Rothery
To
Dutchess and Columbia Railroad
June 8, 1869
- Liber 153 Page 477
Dutchess and Columbia Railroad
To
John Rothery and William Rothery
June 8, 1869

ADDRESS

23-28 Creek Drive
Beacon NY 12508

ZONING

Parcels are within the designated Light Industrial (LI) District and General Business (GB) District as shown of map entitled "Zoning-City of Beacon" dated October 4, 2017

FILED MAP REFERENCE

Map entitled "Subdivision Plat Prepared For Weber Projects III, LLC" prepared by TEC Land Surveying, P.C. and filed with the Dutchess County Clerks office on October 30, 2015 as Map No. 12519.

Map entitled "A Supplemental Map Showing All Alteration of Location of the Dutchess & Columbia R.R. Through the Village of Matteawan" prepared by Oliver Barnes Chief Engineer and filed with the Dutchess County Clerk's office on April 15, 1868 as Map No. 186 aka X-87.

Map entitled "A supplemental Map Showing A Portion of the Dutchess and Columbia Rail Road" prepared by Oliver Barnes and filed with the Dutchess County Clerk's office as Map No. 187 aka X-85.

Map entitled "Map of Estate of Hon. Isaac Teller" prepared by S. Scofield and filed in the Dutchess County Clerk's office on November 10, 1950 as Map No. 2288.

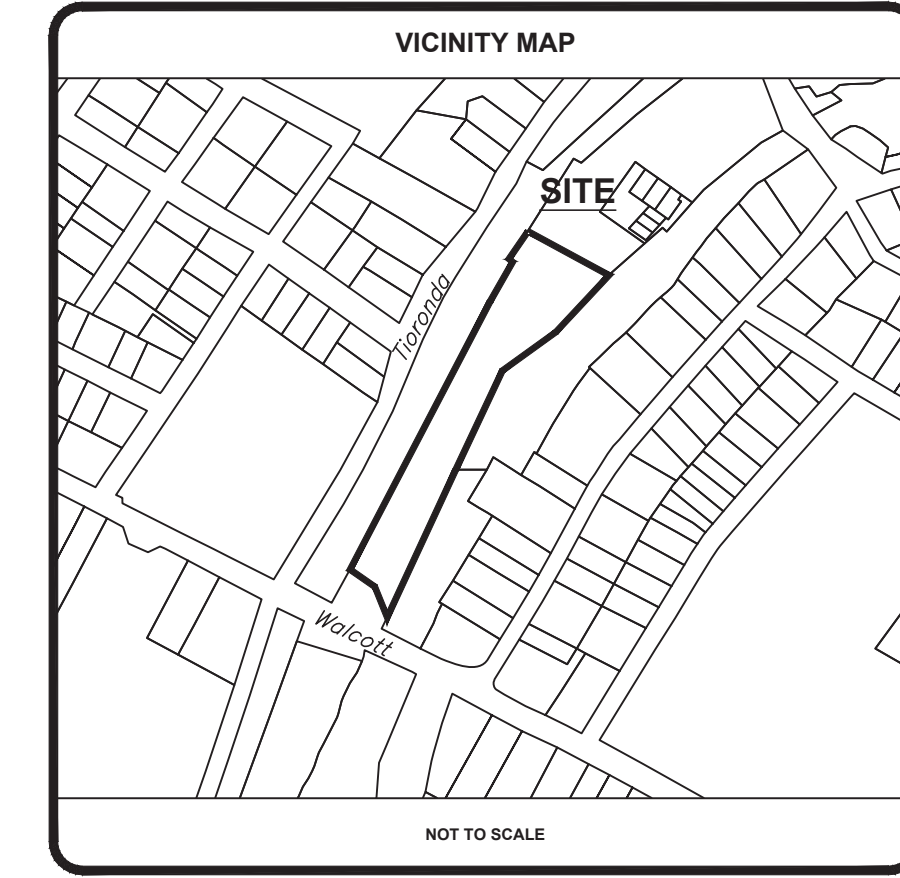
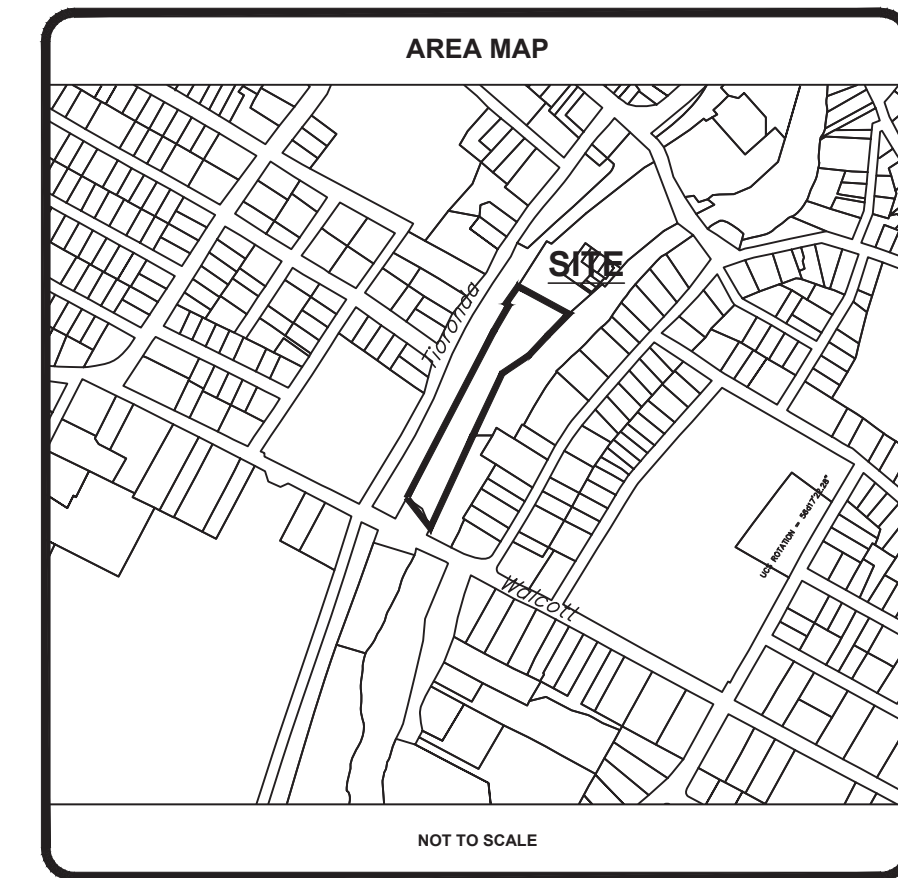
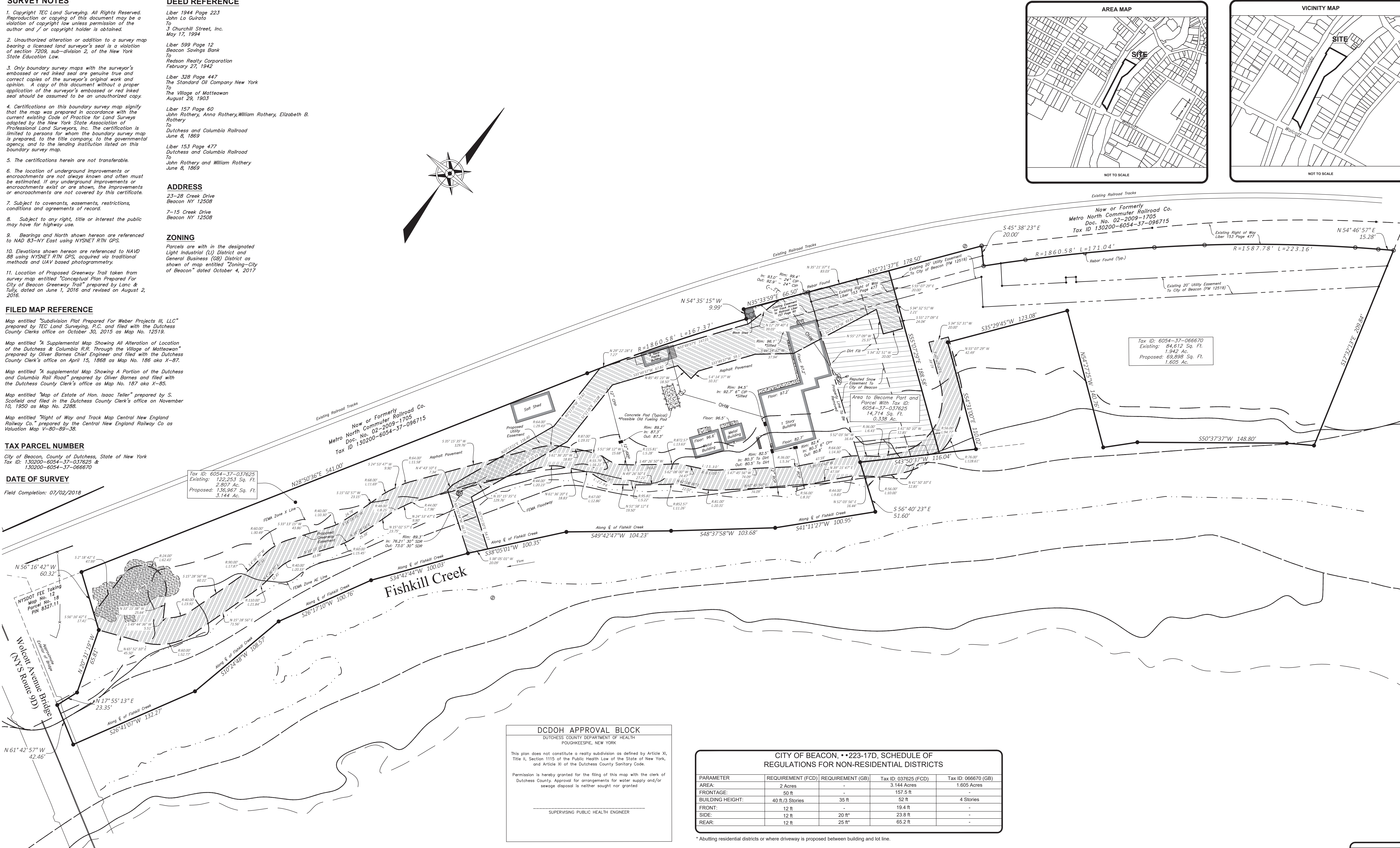
Map entitled "Right of Way and Track Map Central New England Railway Co." prepared by the Central New England Railway Co as Valuation Map V-80-89-38.

TAX PARCEL NUMBER

City of Beacon, County of Dutchess, State of New York
Tax ID: 130200-6054-37-037625 &
130200-6054-37-066670

DATE OF SURVEY

Field Completion: 07/02/2018



Tax ID: 6054-37-037625
Existing: 122,253 Sq. Ft.
Proposed: 136,967 Sq. Ft.
3.144 Ac.

Tax ID: 6054-37-066670
Existing: 84,612 Sq. Ft.
Proposed: 69,898 Sq. Ft.
1.605 Ac.

DCDOH APPROVAL BLOCK
DUTCHESS COUNTY DEPARTMENT OF HEALTH
POUGHKEEPSIE, NEW YORK

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 XI 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.

SUPERVISING PUBLIC HEALTH ENGINEER

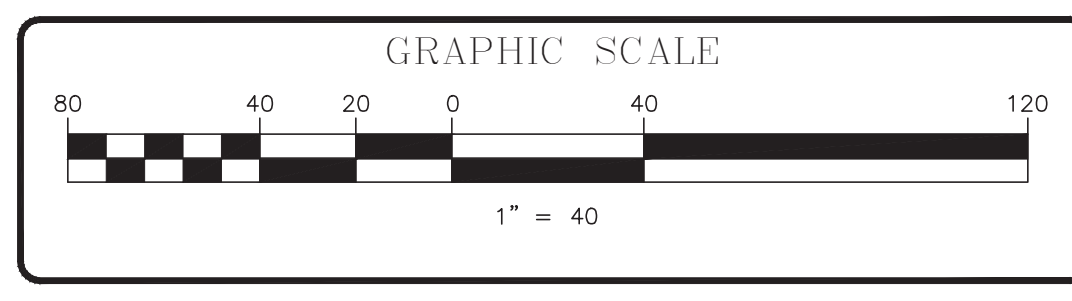
CITY OF BEACON, ••223-17D, SCHEDULE OF REGULATIONS FOR NON-RESIDENTIAL DISTRICTS

PARAMETER	REQUIREMENT (FCD)	REQUIREMENT (GB)	Tax ID: 037625 (FCD)	Tax ID: 066670 (GB)
AREA:	2 Acres	-	3.144 Acres	1.605 Acres
FRONTAGE:	50 ft	-	157.5 ft	-
BUILDING HEIGHT:	40 ft/3 Stories	35 ft	52 ft	4 Stories
FRONT:	12 ft	-	19.4 ft	-
SIDE:	12 ft	20 ft	23.8 ft	-
REAR:	12 ft	25 ft	65.2 ft	-

* Abutting residential districts or where driveway is proposed between building and lot line.

rev.	date	description

TEC LAND SURVEYING
150 TIORONDA AVE. BEACON, NY 12508
PH: 845.445.6590 FX: 845.445.6591



23-28 CREEK DRIVE
LOT LINE ALTERATION PREPARED FOR 23-28 CREEK DRIVE
CITY OF BEACON, COUNTY OF DUTCHESS, STATE OF NEW YORK

tax id	037625 & 06670
address	23-28 CREEK DRIVE
date	10/28/19
scale	1"=40'
project no.	18-016
project name	23-28 CREEK DRIVE
sheet	1 OF 1