

- LEGEND:**
- EXISTING PROPERTY LINE
 - - - EASEMENT
 - - - EXISTING LOT LINE TO BE REMOVED
 - OHW — EXISTING OVERHEAD WIRE
 - EXISTING EDGE WATER
 - EXISTING FENCE
 - EXISTING UTILITY POLE
 - EXISTING IRON PIPE FOUND
 - EXISTING BOLLARD
 - EXISTING CATCH BASIN

TAX PARCEL NUMBER AND DEED REFERENCE:

TAX PARCELS 6054-45-012574 & 5954-16-993482;
BEACON 248 DEVELOPMENT, LLC TO BEACON 248 HOLDINGS, LLC
BY DEED DATED DECEMBER 10, 2018 AND RECORDED IN THE OFFICE OF THE DUTCHESS COUNTY CLERK ON JANUARY 18, 2019 AS DEED DOCUMENT NO. 02-2019-496.

MAP REFERENCE:

1. REFERENCE IS HEREBY MADE TO A MAP ENTITLED "SUBDIVISION PLAT PREPARED FOR ADVANTAGE MORTGAGE", PREPARED BY BADEY & WATSON SURVEYING & ENGINEERING P.C., DATED APRIL 16, 1991 AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON FEBRUARY 22, 2000 AS FILED MAP #10970.

2. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "BEACON 248 DEVELOPMENT, LLC - MAP OF BOUNDARY & TOPOGRAPHIC SURVEY OF LANDS OF CENTRAL HUDSON GAS & ELECTRIC CORP." (PROJECT NO. 81056.00) DATED 02/25/2013 PREPARED BY CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., P.C.

NOTES:

THIS MAP IS THE CONSOLIDATION OF TWO (2) PARCELS.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON SO NOTED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS.

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SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

NORTH ORIENTATION IS PER NEW YORK STATE PLANE EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83). BEARINGS SHOWN ARE REFERENCED TO THIS DATUM AND THEREFORE MAY NOT MATCH RECORDED BEARINGS.

EASEMENT NOTES:

A. A 6' WIDE EASEMENT REFERENCED ON FILED MAP #10970 TO BE EXTINGUISHED BY THE BEACON 248 DEVELOPMENT, LLC TO BEACON 248 HOLDINGS, LLC. APPROVAL WAS REQUIRED BY THE PLANNING BOARD ON JANUARY 13, 2015 AND SIGNED ON JANUARY 19, 2015.

B. THE GREENWAY TRAIL EASEMENT IS 20 FEET WIDE, AND A PROPOSED CENTER LINE IS SHOWN ON THIS PLAT. THE EASEMENT WILL CONTAIN A VARIABLE WIDTH TRAIL ALONG THE FISHKILL CREEK.

C. THE PROPOSED LOCATION OF THE TRAIL WITHIN THE EASEMENT IS SHOWN ON THE SITE PLAN DRAWING (SP-2).

D. ITS FINAL LOCATION IS SUBJECT TO MINOR MODIFICATIONS DURING CONSTRUCTION AS A RESULT OF FIELD CONDITIONS.

E. DETAILS OF THE TRAIL CONSTRUCTION, AND CONDITIONS, LIMITATIONS, AND TERMS OF PUBLIC USE OF THE TRAIL ARE SET FORTH IN THE PROPOSED GREENWAY TRAIL EASEMENT AND OFFER OF DEDICATION INTENDED TO BE RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE SIMULTANEOUSLY WITH THE FILING OF THIS SUBDIVISION PLAT. PUBLIC USE OF THE TRAIL, PEDESTRIAN ACCESS TO THE TRAIL AND PARKING RELATED TO THE TRAIL IS ALSO SUBJECT TO CITY OF BEACON REGULATIONS AND ORDINANCES AND SUBJECT TO ENFORCEMENT BY THE CITY.

F. THE PROTECTIVE CREEKSIDE BUFFER, MEASURED FROM THE TOP OF THE CREEK BANK, IS ESTABLISHED UNDER FISHKILL CREEK DEVELOPMENT ZONING STANDARDS (S223-1.1)(1)(16) TO PRESERVE VEGETATION WITHIN THE BUFFER AREA.

OWNER(S) / APPLICANT(S):

Berry Kohn
BEACON 248 HOLDINGS, LLC
15 SYCAMORE LANE
SUFFERN, NY 10901

AGENT FOR APPLICANT:

CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.
21 FOX STREET, POUGHKEEPSIE, NY 12601
PHONE: (845) 454-3980

ZONING DISTRICT:

FISHKILL CREEK DEVELOPMENT (FCD) ZONING DISTRICT

AREA TABLE		
OWNER	TAX PARCEL	AREA
LANDS OF BEACON 248 HOLDINGS, LLC	5954-16-993482	8.175 ACRES
LANDS OF BEACON 248 HOLDINGS, LLC	6054-45-012574	+ 1.004 ACRES
TOTAL AREA, LOT AS CONSOLIDATED		= 9.179 ACRES

DUTCHESS COUNTY DEPARTMENT OF HEALTH NON REALTY SUBDIVISION STAMP

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 SANITARY DISPOSAL IS NEITHER SOUGHT NOR GRANTED.

AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH _____ DATE _____

PLANNING BOARD CITY OF BEACON, NEW YORK

OWNER OR AGENT OF _____ SUBDIVISION HAS COMPLIED WITH THE PROVISIONS OF THE LAND SUBDIVISION REGULATIONS, THE PLANNING BOARD, AFTER DUE NOTICE AND A PUBLIC HEARING ON _____ AS PRESCRIBED BY ACT 16, SECTION 276 LAWS STATE OF NEW YORK, APPROVED THE FINAL PLAT AS SUBMITTED.

DATE _____

CHAIRMAN, CITY PLANNING BOARD _____

OWNER CERTIFICATION

THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREON, AND THE APPLICANT, HEREBY CERTIFY THAT WE ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND DETAILS, AND HEREBY AGREE TO THE TERMS AND CONDITIONS EXPRESSED HEREON, AND TO THE FILING OF THIS MAP IN THE OFFICE OF THE DUTCHESS COUNTY CLERK.

OWNER/APPLICANT _____

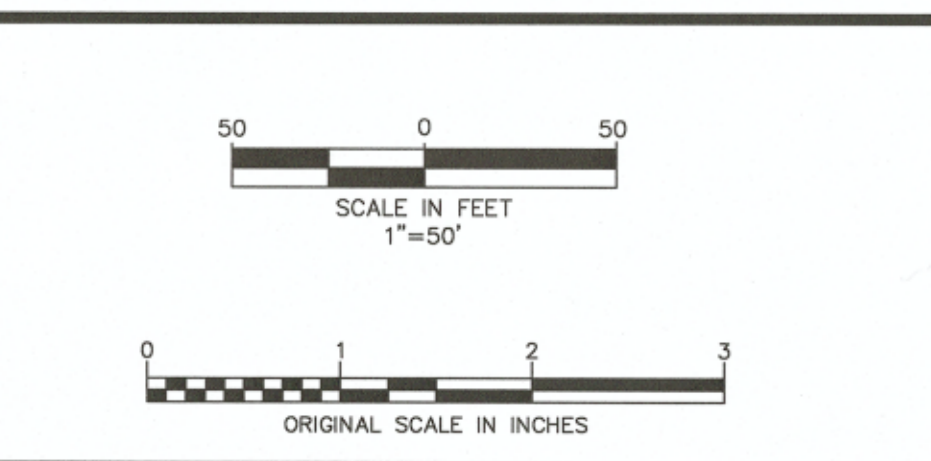
OWNER/APPLICANT ADDRESS _____

OWNER/APPLICANT SIGNATURE _____ DATE _____

OWNER _____

OWNER ADDRESS _____

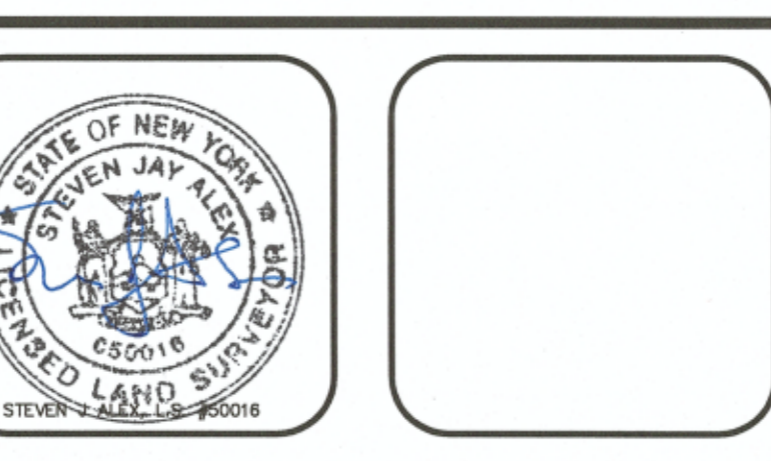
OWNER SIGNATURE _____ DATE _____



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I HEREBY CERTIFY THAT THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED NOVEMBER 9, 2012 AND THAT THIS SURVEY MAP WAS MADE BY ME OR UNDER MY DIRECTION, AND CONFORMS WITH THE MINIMUM STANDARD OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.



CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

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Provided by its employees

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- Chattanooga Tennessee Office: 1428 Williams Street (Suite 112) Chattanooga, Tennessee 37408 Phone: (423) 241-6575

rev.	date	description

248 TIORONDA AVENUE & 465 WOLCOTT AVENUE
BEACON 248 HOLDINGS, LLC
FINAL LOT CONSOLIDATION PLAT

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed CJS/AJF checked SJA
date 02/22/20 scale 1"=50'
project no. 81750.00
sheet no. P1