SURVEY NOTES

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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.

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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 the findings of a current title search.

8. Subject to covenants, easements, restrictions, conditions and agreements of record.

Subject to any right, title or interest the public may have for highway use.

10. Bearings and North shown hereon are referenced to NAD 83—NY East using NYSNET RTN GPS.

11. Contour interval is one foot. Elevations shown hereon are referenced to NAVD 88 using NYSNET RTN GPS.

DEED REFERENCE

Liber 1489 Page 360 Paul and Magdalina Manglass To John and Barbara O'Dell August 18, 1978

Subject Parcel is located within the (R1-5) One-Family

ZONING

Residence District as per map entitled "City of Beacon, NY Zoning" prepared by Frederick P. Clark Associates, Inc. Revised: February 2013

FLOOD BOUNDARY

Subject Parcel is located in Zone X (Unshaded) and is determined to be outside the 0.2% annual chance floodplain according to Flood Insurance Rate Map # 36027C0577E. Effective date May 2, 2012.

WETLAND NOTE

No NYSDEC or Federal wetlands were found on site.

OWNER & APPLICANTS

Barara O'Dell 55 Prospect Street Beacon NY 12508

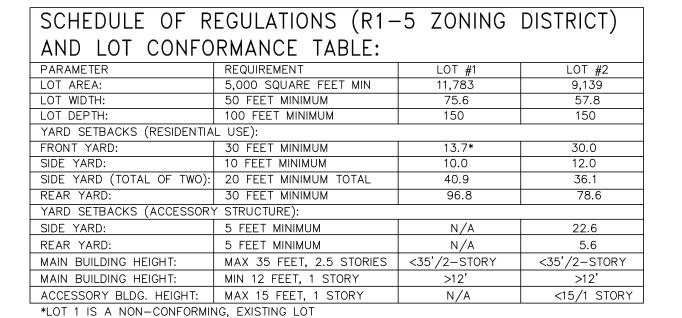
TAX PARCEL NUMBER

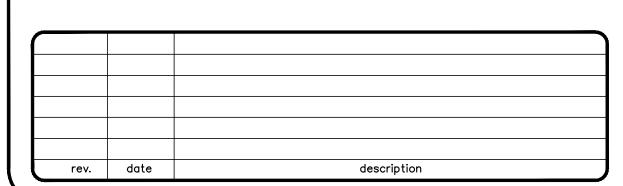
City of Beacon, Dutchess County, New York 130200—6054—46—243586—0000

<u>AREA</u>

20,922 ft² 0.4803 Acres











Sheet 1 — Preliminary Subdivision Plat Sheet 2 — Preliminary Subdivision Plan Sheet 3 — Erosion and Sediment

VICINITY MAP

NOT TO SCALE

VICINITY MAP

NOT TO SCALE

Approved by resolution of the Planning Board of the Town of East Fishkill, New York, on the ______ day, of year _____. Subject to all requirements and conditions of said resolution. Any change,

erasure, modification or revision of the plat as approved shall void

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

Authorized Representative of the Commissioner of Health Date

The undersigned owners of the property hereon state that they are familiar with this map, its contents and its legends and

hereby consent to all said terms and conditions as stated hereon.

the approval. Signed this _____ day, of year ____,

DCDOH STANDARD NOTE

disposal is neither sought nor granted.

OWNER'S CONSENT

Barbara O'Dell

FOR PERMISSION TO FILE

PLANNING BOARD

et 3 — Erosion and So Control Plan

Sheet 4 — Site Details Sheet 5 — Sewer Details

THOMAS E. CERCHIARA, P.L.S. P.L.S. No. 50732 PRELIMINARY PLAT SUBDIVISION OF LANDS OF O'DELL

O'DELL SUBDIVISION

CITY OF BEACON COUNTY OF DUTCHESS STATE OF NEW YORK

tax id

243686

address
55 PROSPECT STREET

date
2/24/17
scale
1"=10'
project no.

project name
0'DELL SUBDIVISION
sheet

1 OF 5