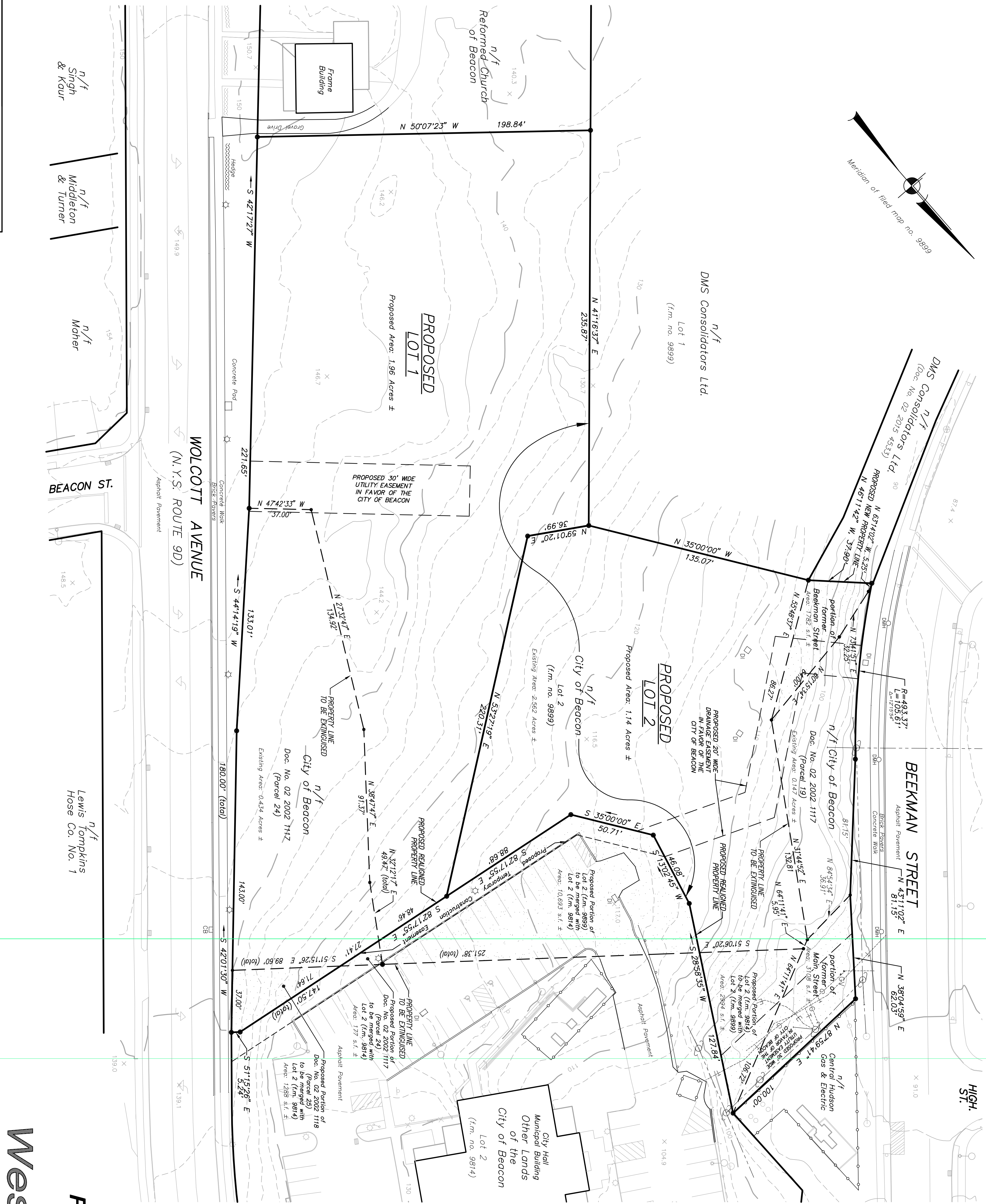
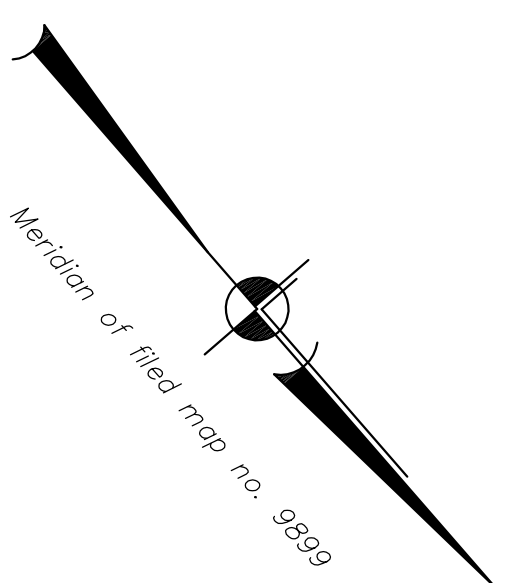


LEGEND	
	Concrete Curb
	Chain Link Fence
	Manhole (Unknown Type)
	Drain Manhole
	Catch Basin
	Drain Inlet
	Lightpole
	Utility Pole (with Overhead Wires)
	Gas Valve
	Sign
	Handicap Parking Space
	Utility Line Markout (by owner)
	Underground Electric
	Underground Gas Line
	Underground Telecom



Location Map

Owner:
City of Beacon
1 Municipal Plaza
Beacon, NY 12508

Site Data:
L (LINKAGE DISTRICT)
Tax Map No.: 5954-26-68933

Scale 1"=400'

Applicant:
Keeney, Reilly & Development Group
Boulevard
Beacon, NY 12505

General Notes:

- Final Subdivision Plat prepared for Beacon Ridge Associates, Inc. filed June 7, 1994 as map no. 9899.
- Subject Lot, Part of Parcel W prepared for Beacon Ridge Associates, Inc. filed December 6, 1993 as map no. 9814.

Dead References: 2002 1117, recorded February 1, 2002.
1. Gentree City of Beacon
Subject Parcels: 19 & 24
2. Document #02 2002 1117, recorded February 1, 2002.
Gentree City of Beacon
Subject Parcels: portion of Parcel 25

EXISTING AREA	314 Acres ± (combined existing parcel total) **
PROPOSED AREAS	
Proposed Lot 1	1.96 Acres ±
Proposed Lot 2	1.14 Acres ±
Total Parcel Area:	3.10 Acres ± (after Proposed Realignment)

** The existing parcel is comprised of the following three parcels:
1. Lot 2 of filed map no. 9899;
2. Document #02 2002 1117, Parcel 19; and
3. Document #02 2002 1117, Parcel 24

The purpose of this map is to depict the proposed lot line realignment and the resubdivision of the newly realigned Lot 2 (filed map no. 9889) to create a new Lot 1 and new Lot 2 as shown hereon. Topography shown hereon and selected alphanumeric features shown outside the subject property (including buildings, curbs, walks, pavement, striping) are shown hereon per aerial photography mapping dated April 14, 2003 and is photogrammetrically compiled at a scale of 1"=40'. Elevation shown hereon conform to the North American Vertical Datum of 1985 (N.A.V.D., 1985) as derived by GPS observation. The contour interval is 2'. Underground structures, if any exist, not shown hereon, except as noted. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments are not covered by this certificate (as realigned), are variable with rights of way (Wolcott Avenue, a.k.a. N.Y.S. Route 9D (SH, 85-1), and Beekman Street) this map may not be used in conjunction with a "Survey Affidavit" or similar document, statement or mechanism to obtain title insurance for any subsequent or future grantees.

Unauthorized alteration or addition to this survey is a violation of Section 7209, subdivision 2 of the New York State Education Law.

According to New York State Association of Professional Land Surveyors policy adopted January 23, 1993, the alteration of survey maps by anyone other than the original preparer is misleading, confusing and not in the general welfare and benefit of the public. Licensed Land Surveyors shall not alter survey maps, survey plans, or survey plats prepared by others.

Preliminary Plat
Prepared for

West End Lots
Situate in the
City of Beacon
Dutchess County, New York

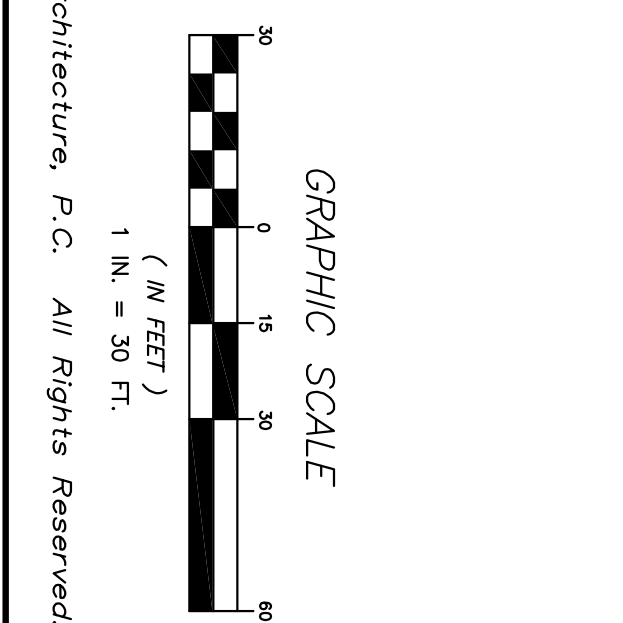
Date: January 30, 2017
Revised: March 28, 2017

Professional Engineer	Professional Land Surveyor
Insite Engineering, Surveying & Landscape Architecture, P.C.	
Land Surveyor's Certification	

I hereby certify that the survey shown hereon was completed on November 17, 2016, that this map was prepared in accordance with the existing Code of Practice for Land Surveys as adopted by the New York State Association of Professional Land Surveyors, Inc.

NICHOLAS G. CHAPIS, L.S.
New York State License No. 049330

Prepared by:
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