



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-section 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 Surveyors 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. Horizontal Datum is NAD 83 NY-East.
9. No easement found crossing the lands now or formerly Tompkins Terrace Preservation, L.P. (Document 02-2008-269 Parcel A on 72nd Map #2890) to Parcel 1 (Liber 1928 Page 673) as shown on this survey.
10. Wetcor Land Title Insurance Company document no. 860-211306C.

FILED MAP REFERENCE

Map entitled "Tishlik Landing North" prepared by Peter R. Hustis, L.L.S. and filed in the Dutchess County Clerk's office on May 10, 1984 as Map No. 6889.

Map entitled "Lands of IDC Realty Corporation" prepared by Rohde & Sothe Consulting Engineers, P.C. and filed in the Dutchess County Clerk's office on February 25, 1991 as Map No. 9192.

Map entitled "Property of Ethel G. Whittemore" prepared by Robert A. Moxall and filed in the Dutchess County Clerk's office on October 16, 1959 as Map No. 2890.

Map entitled "Map of A Survey Prepared for Deborah Krzeczowski" prepared by Guin M. Houston, P.E.S. dated May 17, 2005.

Map obtained from NYS GIS shows lands underwater.

DEED REFERENCE

Liber 1928 Page 673 (Refers-Philip Kenny)
Beacon Waterfront Properties, Inc.
The Prizzi Corporation
June 2, 1993

Document 02-2008-6867 (Incomplete)
Beacon Terminal Associates, LP
45 Tompkins Ave, Beacon LLC
November 3, 2008

Document 02-2008-7853
Beacon Terminal Associates, LP
William S. Ehrlich
September 21, 2008

Document 02-2001-2340
Prizzi Corp
Beacon Terminal Associates, LP
March 23, 2001

AREA

City of Beacon, Dutchess County, New York

5955-19-590222 = 10.560 Acres or 460,004 Sq. Ft.
5954-25-591985 = 0.682 Acres or 29,727 Sq. Ft.
5954-25-574979 = 0.168 Acres or 6,190 Sq. Ft.
5954-25-566983 = 0.579 Acres or 25,234 Sq. Ft.
Lands Underwater = 10.035 Acres or 437,113 Sq. Ft.

CERTIFICATIONS

1. Scenic Beacon Developments, LLC;
2. Roundabout Abstract Company; and
3. Wetcor Title Insurance Company
4. Beacon Terminal Associates, L.P., its successors and assigns

rev.	date	description

TEC LAND SURVEYING

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THOMAS E. CERCHIARA, P.L.S.
P.L.S. No. 50732

EDGEWATER

LOT CONSOLIDATION PLAT
PREPARED FOR
WEBER PROJECTS, LLC

CITY OF BEACON, COUNTY OF DUTCHESS, STATE OF NEW YORK

tax id	address	year	area	project no.	sheet
	22 EDGEWATER	3-6-2017	1.30	18-002	1 OF 1