



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

Applicant:
Kearney Realty & Development Group
2000 Broadway, 10th Floor
Beacon, NY 12505

General Notes:

- Final Subdivision Plat prepared for Beacon Ridge Associates, Inc., filed June 7, 1994 as map no. 9899.
- Subdivision Plat 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.
- Genesee City of Beacon Subject Parcels: 19 & 24
 - Document #02 2002 1117, recorded February 1, 2002.
- Genesee City of Beacon Subject Parcels: portion of Parcel 25

EXISTING AREA: 3.14 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:

- Lot 2 of filed map no. 9899;
- Document #02 2002 1117, Parcel 19; and
- Document #02 2002 1117, Parcel 24

The purpose of this map is to depict the proposed lot line realignment between Lot 2 (per filed map no. 9899) and Lot 2 (per filed map 9814). Further shown is the resubdivision of the newly realigned Lot 2 (filed map no. 9899) to create a new Lot 1 and new Lot 2 as shown hereon.

Topography shown hereon and selected altimetric features shown outside the subject property (including buildings, curbs, walls, pavement, striping) are shown hereon per aerial photography mapping dated April 14, 2003 and is photogrammetrically compiled at a scale of 1"=40'. Elevations shown hereon conform to the North American Vertical Datum of 1989 (N.A.V.D., 1989) as derived by GPS observation. The contour interval is 2'.

Underground structures, if any exist, not shown hereon, except as noted, known and other must be estimated. If only, underground improvements or encroachments are not covered by this certificate.

Wolcott Avenue, a.k.a. N.Y.S. Route 90 (S.H. 85-1), and Beekman Street (as realigned) are vehicle with rights of way.

This map may not be used in connection 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 1709, 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 Lofts

Situate in the

City of Beacon Dutchess County, New York

Date: January 30, 2017
Revised: March 28, 2017
Revised: April 25, 2017

Prepared by:

INSITE

ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.

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Phone (845) 225-9690 • Fax (845) 225-9717
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GRAPHIC SCALE

(IN FEET)

1 IN. = 30 FT.

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Professional Engineer		Professional Land Surveyor	
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			

City of Beacon Endorsement	Approved by Resolution of the Planning Board of the City of Beacon, New York, on the day of _____, 20____, subject to all requirements of conditions of said Resolution. Any change, ensure, modification or revision of this plat, as approved, shall void this approval.
Signed this _____ day of _____, 20____, by	
Chairman	
Secretary	
Dutchess County Health Department	This plan does not constitute a realty subdivision as defined by Article 16, Title 1 of Section 1116 of the Public Health Law of the State of New York, and Article 16 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.
Date: _____	
Authorized Representative of the Commissioner of Health	
Consent to File	
The undersigned applicant for the property and the undersigned owner of the property shown herein certify that they are familiar with this map and its notes and its contents as stated hereon including all conditions of approval. The applicant and the owner hereby agree to accept the conditions of approval and the conditions of subdivision approval and consent to the filing of this map in the Office of the Dutchess County Clerk.	
Owner _____	
Date _____	
Applicant _____	
Date _____	