NORTH
SCALE 1"=30'

LANDS OF
THE CITY OF BEACON
LIBER 1945 PAGE 119

N/F
PROTESTANT REFORMED DUTCH CHURCH OF FISHKILL LANDING
LIBER 121 PAGE 692

LOT Nº 2
FILED MAP #9899

LOT Nº 1 - FILED MAP #9899
"FINAL SUBDIVISION PLAT PREPARED FOR BEACON RIDGE ASSOCIATES, INC."
BEACON RIDGE ASSOCIATES, INC. TO DMS CONSOLIDATORS LTD
DOCUMENT # 02-2015-2498

344.51'
N 59°50'43" W
S 41°16'37" W
25.00'
N 48°43'23" W
51.14'
PROPOSED PEDESTRIAN WALK EASEMENT
AREA = 4,962 SQ. FT.
S 35°00'00" E
N 26°40'00" W
135.06'
99.56'
345.00'
S 63°20'00" W
PROPOSED STORMWATER MAINTENANCE EASEMENT - AREA = 17,472 SQ. FT.
S 26°40'00" E
25.00'
N 63°20'00" E
200.43'
S 26°40'00" E
10.00'
N 63°20'00" E
158.00'
124.15'
S 26°40'00" E 39.15'
319.50'
PROPOSED APARTMENT BUILDING
S 63°20'00" W 10.50'
S 26°40'00" E 30.00'
N 63°14'27" E
23.26'
LANDS CONVEYED BY THE CITY OF BEACON TO DMS CONSOLIDATORS LTD BY DEED DATED JULY 6, 2015 AND RECORDED IN THE DUT. CO. CLERK'S OFFICE AS DOC. #02-2015-4533
S 26°40'00" E 13.76'
S 63°20'00" W 116.18'
N 26°40'00" W 12.00'
N 64°50'00" E
S 26°40'00" E 12.00'
S 63°20'00" W 137.00'
N 54°10'00" E 131.70'
S 63°20'00" W 30.00'
245.00'
EXISTING DRAINAGE EASEMENT DOCUMENT #02-2015-4533
S 24°46'00" E 2.75'
R=10.00' L=15.38' S 63°20'00" W 35.08' R=10.00' L=16.24'
N 24°46'00" W 3.91'
23.23'
EXISTING DRAINAGE EASEMENT RESERVED BY THE CITY OF BEACON IN DUT. CO. CLERK DOC. #02-2015-4533
L=195.12'
FORMER LOCATION OF BEEKMAN ST.
S 47°03'30" E 36.15'
20'
N 47°03'30" W 34.09'
21.18'
89.00'
N 62°10'00" E
103.60'
N 65°14'00" E
55.00'
167.23'
R=450.00
PARCEL 19
DOC. # 02-2002-1117
LANDS OF THE CITY OF BEACON
PROPOSED POCKET PARK EASEMENT
AREA = 690 SQ. FT.

BEEKMAN STREET

BEEKMAN STREET AS RELOCATED IN THE LATE 1970'S BY THE BEACON URBAN RENEWAL PROJECT

WEST MAIN ST.

NOTE: THE TWO PARCELS OF LAND CONVEYED TO DMS CONSOLIDATORS LTD BY DEEDS RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS DOCUMENTS #02-2015-2498 AND 02-2015-4533 WERE CONSOLIDATED INTO ONE TAX PARCEL BY DEED DATED OCTOBER 21, 2015 AND RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON OCTOBER 22, 2015 AS DOCUMENT #02-2015-6789.

CERTIFIED TO:
DMS CONSOLIDATORS LTD
STEWART TITLE INSURANCE CO.
THE CITY OF BEACON
SALISBURY BANK & TRUST, ITS SUCCESSORS AND/OR ASSIGNS

STATE OF NEW YORK
GARY R. LATOUR
No. 049487
LICENSED LAND SURVEYOR

ADDITIONAL EASEMENTS TO BE GRANTED BY DMS CONSOLIDATORS LTD TO THE CITY OF BEACON

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK SCALE 1" = 30' AUGUST 12, 2016 REV. 10/7/16 (STORMWATER MAINT. ESMT)

PREPARED BY:
GARY R. LATOUR, L.S.
273 EAST MAIN ST.
BEACON, NEW YORK

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