

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_ CHAIRMAN

\_\_\_\_\_, SECRETARY

IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE VALID TRUE COPY.

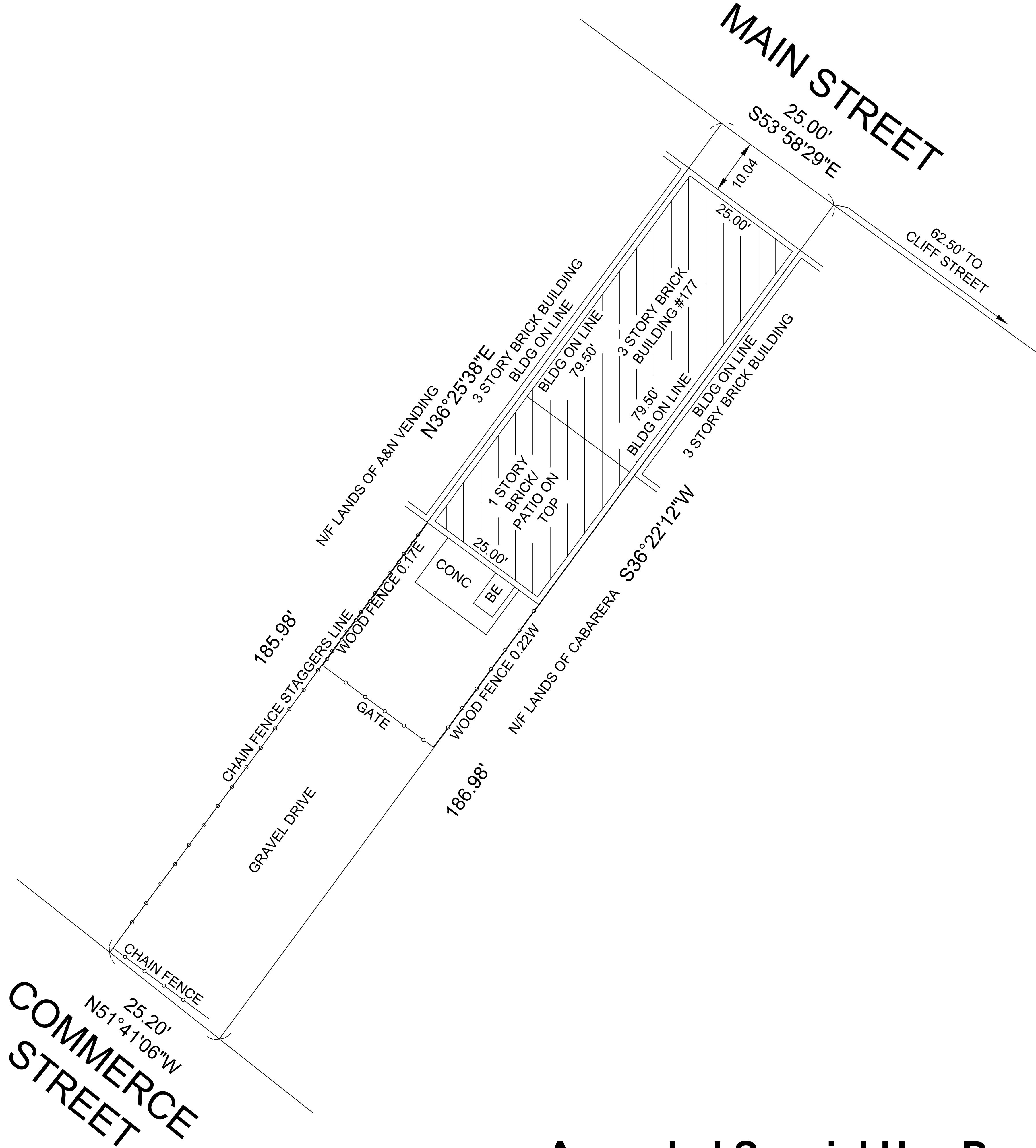
CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTI-TUTION. CERTIFICATIONS ARE NOT TRANSFERABLE

PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR TITLE SURVEYS AS ESTABLISHED BY THE L.I.A.L.S. AND APPROVED AND ADOPTED FOR SUCH USE BY THE NEW YORK STATE LAND TITLE ASSOCIATION.

THE OFFSET OR DIMENSIONS SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOL, PATIOS, PLANTING AREAS, ADDITIONS TO BUILDINGS AND ANY OTHER TYPE OF CONSTRUCTION.

SURVEY OF LOT 791947  
D.C.T.M. DUTCHESS-5954-27-791947  
SITUATED AT 177 MAIN STREET  
CITY OF BEACON  
DUTCHESS COUNTY, NEW YORK

THIS SURVEY IS CERTIFIED TO THE FOLLOWING PARTIES:  
THOROUGHbred TITLE SERVICES LLC (61456)  
ENTITLE INSURANCE COMPANY  
HUDSON VALLEY FEDERAL CREDIT UNION  
FROG LEAP INC  
FRANK E. DEESSO ESQ



Existing Conditions Plan

Scale: 1" = 10'

Amended Special Use Permit Application

Sheet 2 of 6 - Existing Conditions Plan

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	5/30/17	REVISED PER PLANNING BOARD COMMENTS	AJS
2	6/27/17	NO CHANGE	AJS

Owner:  
**Frog Leap, Inc.**

177 Main Street  
Beacon, New York 12508

Architect:  
**Aryeh Siegel, Architect**

84 Mason Circle  
Beacon, New York 12508

Surveyor:  
**David Scott Freeman**

176 Bell Hollow Road  
Putnam Valley, New York 10579  
Tel: (631) 926-4563

Site / Civil Engineer:  
**Hudson Land Design**

174 Main Street  
Beacon, New York 12508

**177 Main Street**

Beacon, New York  
Scale: As Noted  
April 25, 2017