



Survey: Existing Conditions

Scale: 1" = 10'

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.

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	05/30/17	REVISED PER PLANNING BOARD COMMENTS	AJS
2	06/27/17	NO CHANGE	AJS

SURVEY NOTES

- Copyright TEC Land Surveying. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and / or copyright holder is obtained.
- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
- Only boundary survey maps with the surveyor's embossed or red inked seal are genuine true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed or red inked seal should be assumed to be an unauthorized copy.
- Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys 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.
- The certifications herein are not transferable.
- 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.
- Subject to the findings of a current title search.
- Subject to covenants, easements, restrictions, conditions and agreements of record.
- Subject to any right, title or interest the public may have for highway use.

DEED REFERENCE

LIBER 1380 PAGE 238
JOHN J. HETLING
To
JEFFEREY MCGARVEY
APRIL 1, 1974

TAX PARCEL NUMBER

City of Beacon, Dutchess County, New York
130200-5954-27-860918-0000

AREA

5,476 Square Feet
0.126 Acres

CERTIFICATIONS

High View Development

DATE OF SURVEY

Field Completion: February 28, 2017

Site Plan Application
Sheet 2 of 5 - Survey: Existing Conditions

Owner:
Estate of Jeffrey McGarvey
C/O Epstein & Epstein,
PO Box 2, Beacon, NY 12508

Applicant
328 Main Street, LLC
445 Main Street
Beacon, New York 12508

Architect:
Aryeh Siegel, Architect
514 Main Street
Beacon, New York 12508

Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Surveyor:
TEC Surveying
15C Tioronda Avenue
Beacon, New York 12508

226 Main Street
Beacon, New York
Scale: 1" = 10'
April 25, 2017