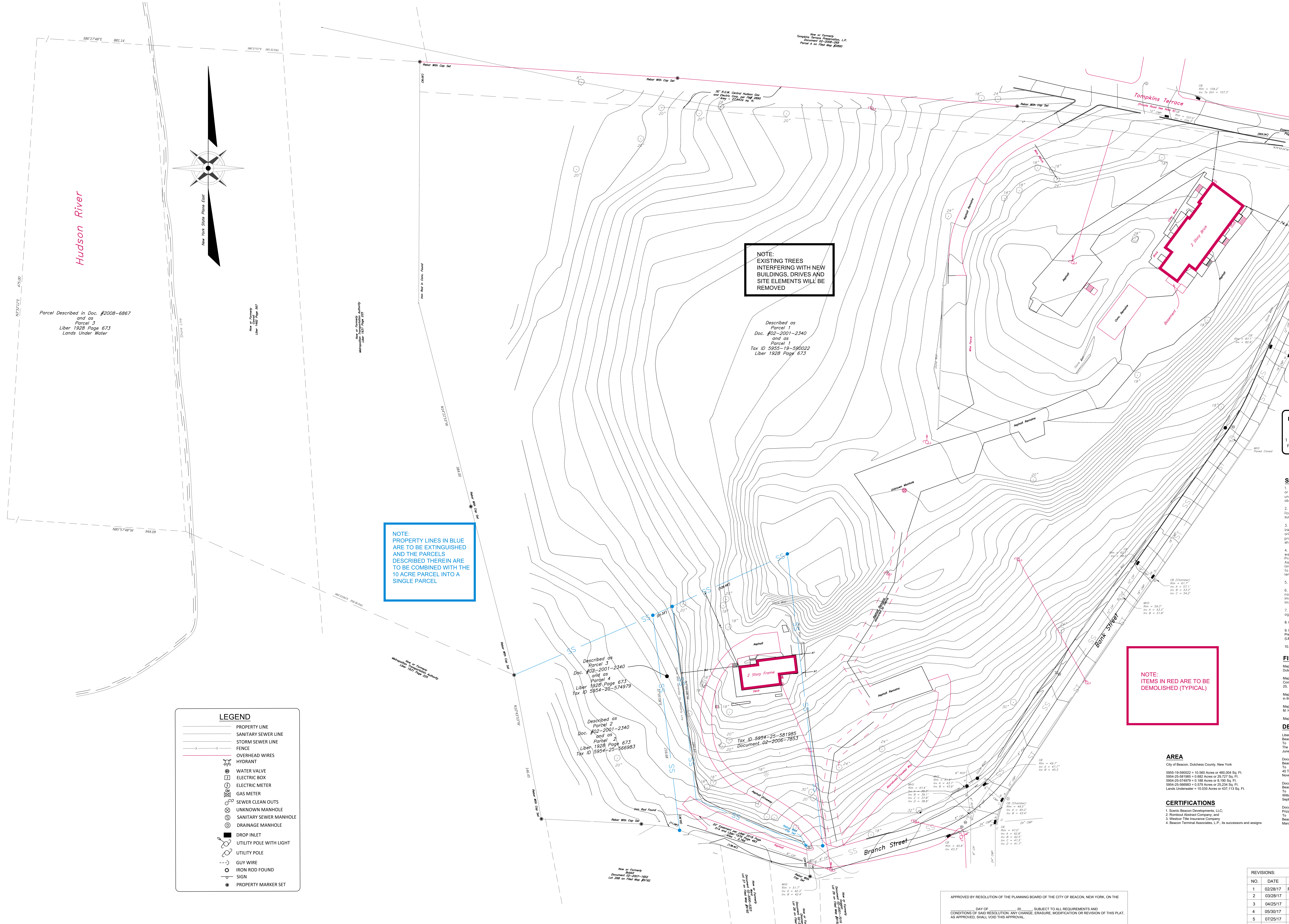
Hudson River
New York State Plane East
Parcel Described in Doc. #2008-6867 and as Parcel 3 Liber 1928 Page 673 Lands Under Water
Described as Parcel 1 Doc. #02-2001-2340 and as Parcel 1 Tax ID 5955-19-590022 Liber 1928 Page 673
Described as Parcel 3 Doc. #02-2001-2340 and as Parcel 4 Liber 1928 Page 673 Tax ID 5954-25-574979
Described as Parcel 2 Doc. #02-2001-2340 and as Parcel 2 Liber 1928 Page 673 Tax ID 5954-25-566983
Tax ID 5954-25-581985 Document 02-2006-7853
Tompkins Terrace
Bank Street
Branch Street
2 Story Frame
2 Story Brick
Asphalt Remains
Rebar With Cap Set
Iron Rod Found

NOTE:
EXISTING TREES INTERFERING WITH NEW BUILDINGS, DRIVES AND SITE ELEMENTS WILL BE REMOVED

NOTE:
PROPERTY LINES IN BLUE ARE TO BE EXTINGUISHED AND THE PARCELS DESCRIBED THEREIN ARE TO BE COMBINED WITH THE 10 ACRE PARCEL INTO A SINGLE PARCEL

NOTE:
ITEMS IN RED ARE TO BE DEMOLISHED (TYPICAL)

LEGEND

- PROPERTY LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- FENCE
- OVERHEAD WIRES
- HYDRANT
- WATER VALVE
- ELECTRIC BOX
- ELECTRIC METER
- GAS METER
- SEWER CLEAN OUTS
- UNKNOWN MANHOLE
- SANITARY SEWER MANHOLE
- DRAINAGE MANHOLE
- DROP INLET
- UTILITY POLE WITH LIGHT
- UTILITY POLE
- GUY WIRE
- IRON ROD FOUND
- SIGN
- PROPERTY MARKER SET

Existing Conditions & Demolition Plan
Subdivision Diagram

Scale: 1" = 30'

TEC LAND SURVEYING
15c TIORONDA AVE. BEACON, NY 12508
PH: 845.445.6590 FX: 845.445.6591

SURVEY NOTES

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3. 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.

4. 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.

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 Filed Map #2890) to Parcel 1 (Liber 1928 Page 673) as shown on this survey.

10. Westcor Land Title Insurance Company document no. RAD-21135WC

FILED MAP REFERENCE

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

Map entitled "Lands of JDG Realty Corporation" prepared by Rohde & Soyka Consulting Engineers, P.C. and filed in the Dutchess County Clerks office on February 25, 1991 as Map No. 9192.

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

Map entitled "Map of A Survey Prepared for Deborah Krzeczowski" prepared by Colin M. Houston, PLS, dated May 17, 2000.

Map obtained from NYS OGS shows lands underwater.

DEED REFERENCE

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

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

Document 02-2006-7853
Beacon Terminal Associates, LP
To
William S. Ehrlich
September 21, 2006

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

AREA

City of Beacon, Dutchess County, New York

5955-19-590022 = 10.560 Acres or 460,004 Sq. Ft.
5954-25-581985 = 0.682 Acres or 29,727 Sq. Ft.
5954-25-574979 = 0.188 Acres or 8,190 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. Rombout Abstract Company; and
3. Westcor Title Insurance Company
4. Beacon Terminal Associates, L.P., its successors and assigns

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	02/28/17	REVISED PER PLANNING BOARD COMMENTS	AJS
2	03/28/17	REVISE PER PLANNING BOARD COMMENTS	AJS
3	04/25/17	REVISE PER PLANNING BOARD COMMENTS	AJS
4	05/30/17	NO CHANGE	AJS
5	07/25/17	NO CHANGE	AJS
6	08/29/17	REVISE PER PLANNING BOARD COMMENTS	AJS

Existing Conditions and Demolition Plan

Sheet 2 of 15

Owner:
Scenic Beacon Developments, LLC
25 East Main Street
Beacon, NY 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 Land Surveying, P.C.
15C Tioronda Avenue
Beacon, New York 12508

Landscape Designer:
Landscape Restorations
P.O. Box 286
Beacon, New York 12508

Edgewater
Beacon, New York
Scale: 1" = 30'
January 31, 2017