



SURVEY NOTES

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10. Bearings and North shown hereon are referenced to NAD 83-NY East using NYSNET RTN GPS.
11. Contour interval is one foot. Elevations shown hereon are referenced to NAVD 88 using NYSNET RTN GPS.
12. Overlap exists between Filed Map No. 11501 and Filed Map No. 4261 (Hammond Plaza).

FILED MAP REFERENCE

Survey shown hereon depicts lots 1, 2 & 3 as shown on a map entitled "Subdivision For Beacon Ridge Associates Parcel L" prepared by Dennis E. Walden and filed in the Dutchess County Clerks office on January 8, 2003 as Map No. 11501.

Map entitled "Map of Lands Owned by A. King Chandler" prepared by Charles Caldwell, C.E. and filed in the Dutchess County Clerks office on October 11, 1869 as Map No. 212.

Map entitled "Site Plan Hammond Plaza" prepared by Harry Wanning, Architect and filed in the Dutchess County Clerks office on October 29, 1973 as Map No. 4261.

Map entitled "Survey Map" prepared by Anthony T. Rowan, Engineer & Surveyor and filed in the Dutchess County Clerks office on December 6, 1974 as Map No. 4505.

Map entitled "Final Subdivision Plot Prepared for Beacon Ridge Associates, Inc." prepared by Dennis E. Walden and filed in the Dutchess County Clerks office on June 7, 1994 as Map No. 8899.

DEED REFERENCE

Liber 1881 Page 406
Ronald J. Piccione & Anne Piccione
Conveyed To
Beacon Ridge Associates, Inc.
October 30, 1990

Liber 1746 Page 831
Beacon Community Development Agency
Conveyed To
Ronald J. Piccione & Anne Piccione
March 6, 1987

DOT MAP REFERENCE

City of Beacon North-South Arterial
Map 65, Parcel 74,
Map 66, Parcel 75 & 92,
Map 70, Parcel 79 & 80,
Map 102, Parcel 122.

S.H. #85-1 Beacon Arterial
Map 141, Parcel 166.

City of Beacon Route 9D Arterial
Map 1, Parcel 1,
Map 11, Parcel 12.

TAX PARCEL NUMBER

City of Beacon, Dutchess County, New York
Lot 1 - 130200-5954-26-649985-0000
Lot 2 - 130200-5954-26-637879-0000
Lot 3 - 130200-5954-34-630770-0000

AREA

Lot 1
42,219 ft²
0.969 Acres

Lot 2
44,968 ft²
1.030 Acres

Lot 3
41,554 ft²
0.954 Acres

Total
128,641 ft²
2.953 Acres

CERTIFICATIONS

River Ridge View LLC

DATE OF SURVEY

Field Completion: 04/18/2017

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

rev.	date	description

LEGEND	
— SS —	PROPERTY LINE
— ST —	SANITARY SEWER LINE
— ST —	STORM SEWER LINE
— X — X —	FENCE
— OHW —	OVERHEAD WIRES
— W —	WATER LINE
— G —	GAS LINE
—	TREE LINE
---	EDGE OF GRAVEL
---	EDGE OF DIRT
⊙	DECIDUOUS TREE
⊙	CONIFEROUS TREE
⊙	SPOT ELEVATIONS
⊙	WETLAND FLAGS
⊙	HYDRANT
⊙	GAS VALVE
⊙	WATER VALVE
⊙	ELECTRIC BOX
⊙	ELECTRIC MANHOLE
⊙	TELEPHONE MANHOLE
⊙	SANITARY SEWER MANHOLE
⊙	DRAINAGE MANHOLE
⊙	UNIDENTIFIED MANHOLE
■	DROP INLET
⊙	LIGHT POLE
⊙	UTILITY POLE
⊙	MAIL BOX
---	GUY WIRE
---	SIGN
○	BOLLARD
○	IRON ROD FOUND
○	IRON PIPE FOUND
□	MONUMENT FOUND
●	PROPERTY CORNER

FERRY STREET SUBDIVISION

TOPOGRAPHIC SURVEY
OF LANDS PREPARED FOR
RIVER RIDGE VIEW LLC

CITY OF BEACON, COUNTY OF DUTCHESS, STATE OF NEW YORK

THOMAS E. CERCHIARA, P.L.S.
P.L.S. No. 50732

tax id	MULTIPLE
address	ROUTE 9D
date	04/25/2017
scale	1" = 20'
project no.	ME
sheet name	FERRY STREET SUBDIVISION
sheet	1 OF 1