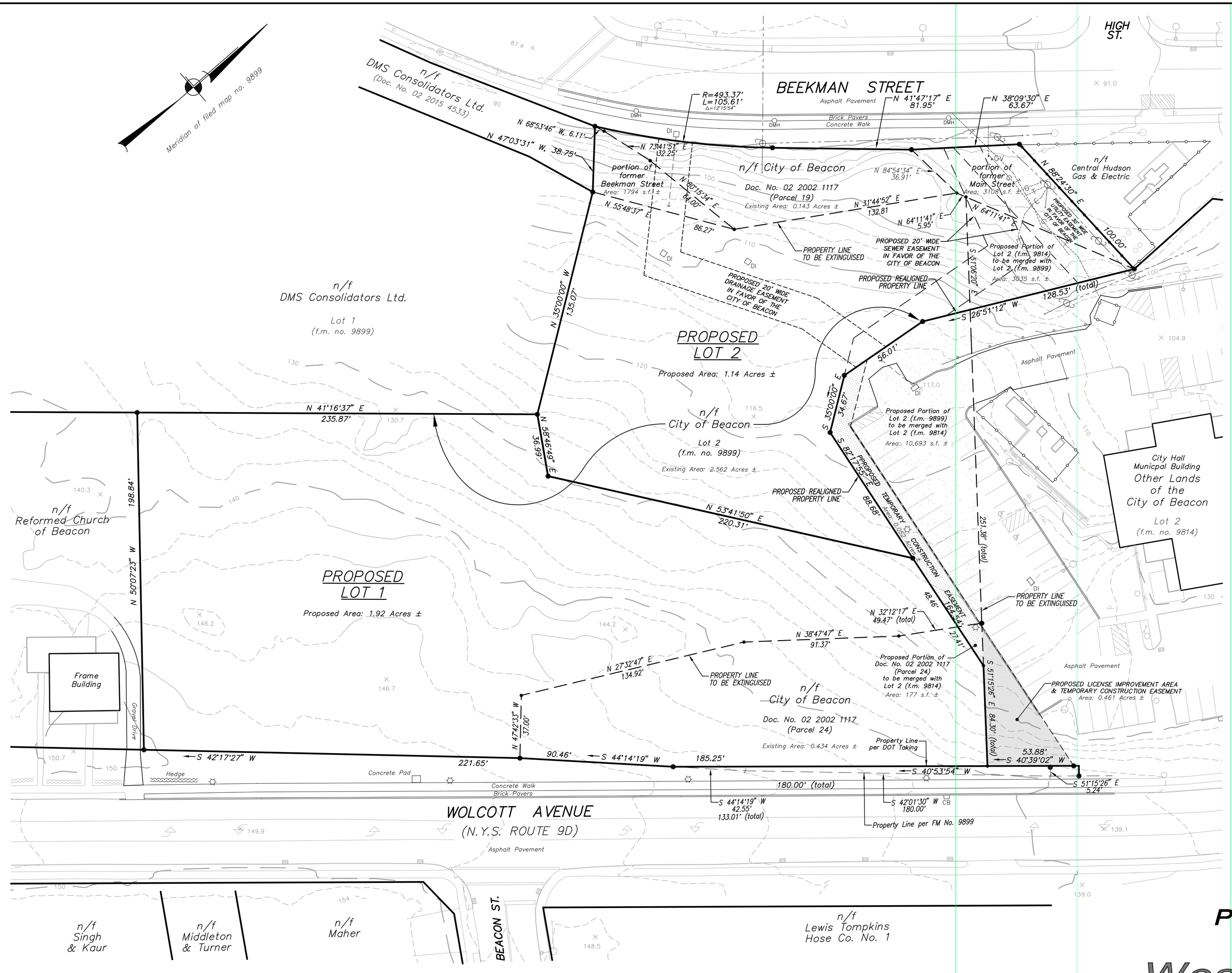
LEGEND

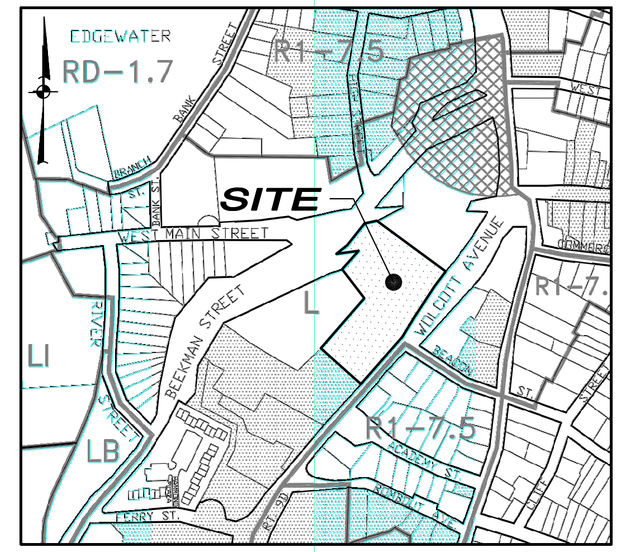
- Concrete Curb
- Chain Link Fence
- MH — Manhole (unknown type)
- DMH — Drain Manhole
- CB — Catch Basin
- DI — Drain Inlet
- Lightpole
- Utility Pole (with Overhead Wires)
- GV — Gas Valve
- Sign
- Handicap Parking Space

Utility Line Markout (by others)

- E — Underground Electric
- G — Underground Gas Line
- G — Underground Telecom

Meridian of filed map no. 9899





Location Map — Scale 1"=400±

Owner:
City of Beacon
1 Municipal Plaza
Beacon, Ny 12508

Site Data:
Zone: L (LINKAGE DISTRICT)
Tax Map No.: 5954-26-688931

Applicant:
Kearney Realty & Development Group
34 Clayton Boulevard
Baldwin Place, Ny 10505

General Notes:

Filed Map References
1. "Final Subdivision Plat prepared for Beacon Ridge Associates, Inc." filed June 7, 1994 as map no. 9899. Subject Lot: 2
2. "Subdivision Plat of Parcel W prepared for Beacon Ridge Associates, Inc." filed December 6, 1993 as map no. 9814.

Deed References
1. Document #02 2002 1117; recorded February 1, 2002. Grantee: City of Beacon Subject Parcels: 19 & 24
2. Document #02 2002 1117; recorded February 1, 2002. Grantee: City of Beacon Subject Parcels: portion of Parcel 25

EXISTING AREA
Total Parcel Area: 3.14 Acres ± (combined existing parcel total) **

PROPOSED AREAS
Proposed Lot 1 1.92 Acres ±
Proposed Lot 2 1.14 Acres ±
Total Parcel Area: 3.06 Acres ± (after Proposed Realignment)

** The existing parcel is comprised of the following three parcels:
1. Lot 2 of filed map no. 9899;
2. Document #02 2002 1117, Parcel 19; and
3. Document #02 2002 1117, Parcel 24

The purpose of this map is to depict the proposed lot line realignment between Lot 2 (per filed map no. 9899) and Lot 2 (per filed map 9814). Further shown is the resubdivision of the newly realigned Lot 2 (filed map no. 9899) to create a new Lot 1 and new Lot 2 as shown hereon.

Topography shown hereon and selected planimetric features shown outside the subject property (including buildings, curbs, walks, pavement striping) are shown hereon per aerial photography mapping dated April 14, 2003 and is photogrammetrically compiled at a scale of 1"=40. Elevations shown hereon conform to the North American Vertical Datum of 1988 (N.A.V.D. 1988) as derived by GPS observation. The contour interval is 2'.

Underground structures, if any exist, not shown hereon, except as noted. The location of underground improvements or encroachments are not always known and often must be estimated. If any, underground improvements or encroachments are not covered by this certificate.

Wolcott Avenue, a.k.a. N.Y.S. Route 9D (S.H. 85-1), and Beekman Street (as realigned) are variable width rights of way

This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain title insurance for any subsequent or future grantees.

Unauthorized alteration or addition to this survey is a violation of Section 7209, subdivision 2 of the New York State Education Law.

According to New York State Association of Professional Land Surveyors policy adopted January 23, 1993, the alteration of survey maps by anyone other than the original preparer is misleading, confusing and not in the general welfare and benefit of the public. Licensed Land Surveyors shall not alter survey maps, survey plans, or survey plats prepared by others.

City of Beacon Endorsement

Approved by Resolution of the Planning Board of the City of Beacon, New York, on the ___ day of _____ , 20__ subject to all requirements od 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

Dutchess County Health Department

This plan does not constitute a realty subdivision as defined by Article XI, Title II of Section 1116 of the Public Health Law of the State of New York, and Article XI of the Dutchess County Sanitary Code.

Permission is hereby granted for the filing of this map with the Clerk of Dutchess County. Approval for arrangements for water supply and.or sewage disposal is neither sought nor granted.

Date:_____

_____
Authorized Representative of the Commissioner of Health

Consent to File

The undersigned applicant for the property and the undersigned owner of the property shown herein certify that they are familiar with this map and its notes and its contents as stated hereon including all conditions of approval. The applicant and the owner understand their obligation to the Town to comply with all conditions of subdivision approval and consent to the filing of this map in the Office of the Dutchess County Clerk.

Owner _____

Date _____

Applicant _____

Date _____

Engineering and Land Surveying by Insite Engineering, Surveying & Landscape Architecture, P.C.

Professional Engineer	Professional Land Surveyor	Land Surveyor's Certification
		I hereby certify that the survey shown hereon was completed on November 17, 2016; that this map was completed January 30, 2017; and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys as adopted by the New York State Association of Professional Land Surveyors, Inc.

_____
NICHOLAS G. CHAPIS, L.S.
New York State License No. 049330

Prepared by:
INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place • Carmel, New York 10512
Phone (845) 225-9690 • Fax (845) 225-9717
www.insite-eng.com

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 IN. = 30 FT.

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Preliminary Plat

Prepared for

West End Lofts

Situate in the

City of Beacon
Dutchess County, New York

Date: January 30, 2017
Revised: March 28, 2017
Revised: April 25, 2017
Revised: May 30, 2017
Revised: June 27, 2017
Revised: January 5, 2017

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