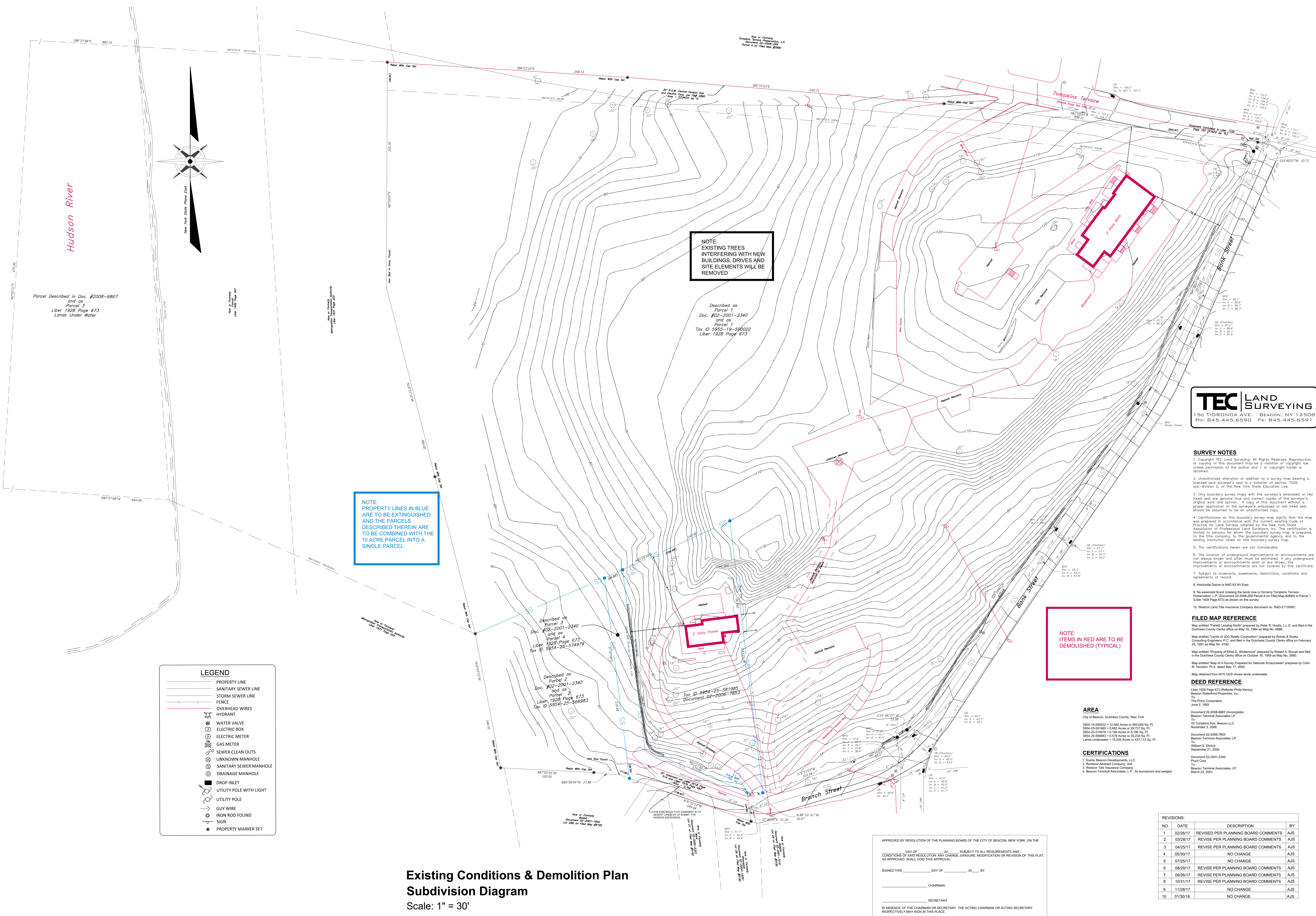




TEC LAND SURVEYING
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 - Subject to covenants, easements, restrictions, conditions and agreements of record.
 - Horizontal Datum is NAD 83 NY-East.
 - No easement found crossing the lands now or formerly Tompkins Terrace Preservation, L.P. (Document 02-2008-268 Parcel A on Filed Map #2880 to Parcel 1 (Liber 1928 Page 673) as shown on this survey.
 - Weston Land Title Insurance Company document no. RAD-211959C

FILED MAP REFERENCE

Map entitled "Fishkill Landing North" prepared by Peter R. Huels, L.L.S. and filed in the Dutchess County Clerk's office on May 10, 1984 as Map No. 0899.

Map entitled "Lands of JCC Realty Corporation" prepared by Robert A. Szyja Consulting Engineers, P.C. and filed in the Dutchess County Clerk's office on February 25, 1997 as Map No. 9160.

Map entitled "Property of Ethel G. Whittemore" prepared by Robert A. Mennell and filed in the Dutchess County Clerk's office on October 16, 1958 as Map No. 2890.

Map entitled "Map of A Survey Prepared for Deborah Kziczewski" prepared by Colin M. Houston, P.L.S. dated May 17, 2000.

Map obtained from NYS DCS shows lands underwater.

DEED REFERENCE

Document 02-2008-6887 (Incomplete)
Liber 1928 Page 673 (Reference-Philip Kemry)
Beacon Woodford Properties, Inc.
To:
The Pritz Corporation
June 2, 1993

Document 02-2008-1983
Liber 1928 Page 673 (Reference-Philip Kemry)
Beacon Woodford Properties, Inc.
To:
William S. Ehrlich
September 21, 2006

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

AREA

City of Beacon, Dutchess County, New York

5955-19-590022 = 10.550 Acres or 460,004 Sq. Ft.
5954-25-581985 = 0.682 Acres or 29,727 Sq. Ft.
5954-25-574976 = 0.188 Acres or 8,190 Sq. Ft.
Document 02-2008-1983
5954-25-590983 = 0.579 Acres or 25,234 Sq. Ft.
Lands Underwater = 10.030 Acres or 437,113 Sq. Ft.

CERTIFICATIONS

- Scenic Beacon Developments, LLC;
- Rothwell Alstead Company; and
- Weston Title Insurance Company
- 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	06/30/17	NO CHANGE	AJS
5	07/25/17	NO CHANGE	AJS
6	08/29/17	REVISE PER PLANNING BOARD COMMENTS	AJS
7	09/26/17	REVISE PER PLANNING BOARD COMMENTS	AJS
8	10/31/17	REVISE PER PLANNING BOARD COMMENTS	AJS
9	11/28/17	NO CHANGE	AJS
10	01/30/18	NO CHANGE	AJS