

SURVEY NOTES

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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 the findings of a current title search.
8. Subject to covenants, easements, restrictions, conditions and agreements of record.
9. Subject to any right, title or interest the public may have for highway use.
10. Contour interval is two foot. Elevations shown hereon are based on assumed datum.

FILED MAP REFERENCE

Map entitled "Rocky Glen Park", prepared by G.R. Hustis and filed in the Dutchess County Clerks office on July 11, 1934 as Map No. 1676

DEED REFERENCE

Doc. # 02 2016 1689
Carl Fisher
To
Susan Brady
March 17, 2016

TAX PARCEL NUMBER

City of Beacon, County of Dutchess County,
State of New York
130200-6055-82-645105 and
130200-6055-82-656107

ZONING

Subject Parcel is located within the (R1-10) One-Family Residence District as per map entitled "City of Beacon, NY Zoning" prepared by Frederick P. Clark Associates, Inc. Revised: July 29, 2014

DATE OF SURVEY

Field Completion: December 18, 2017

AREA

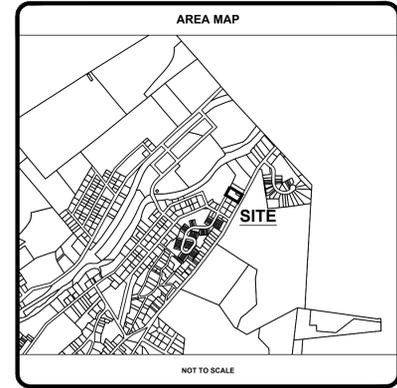
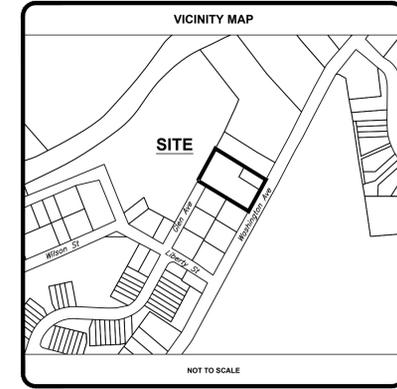
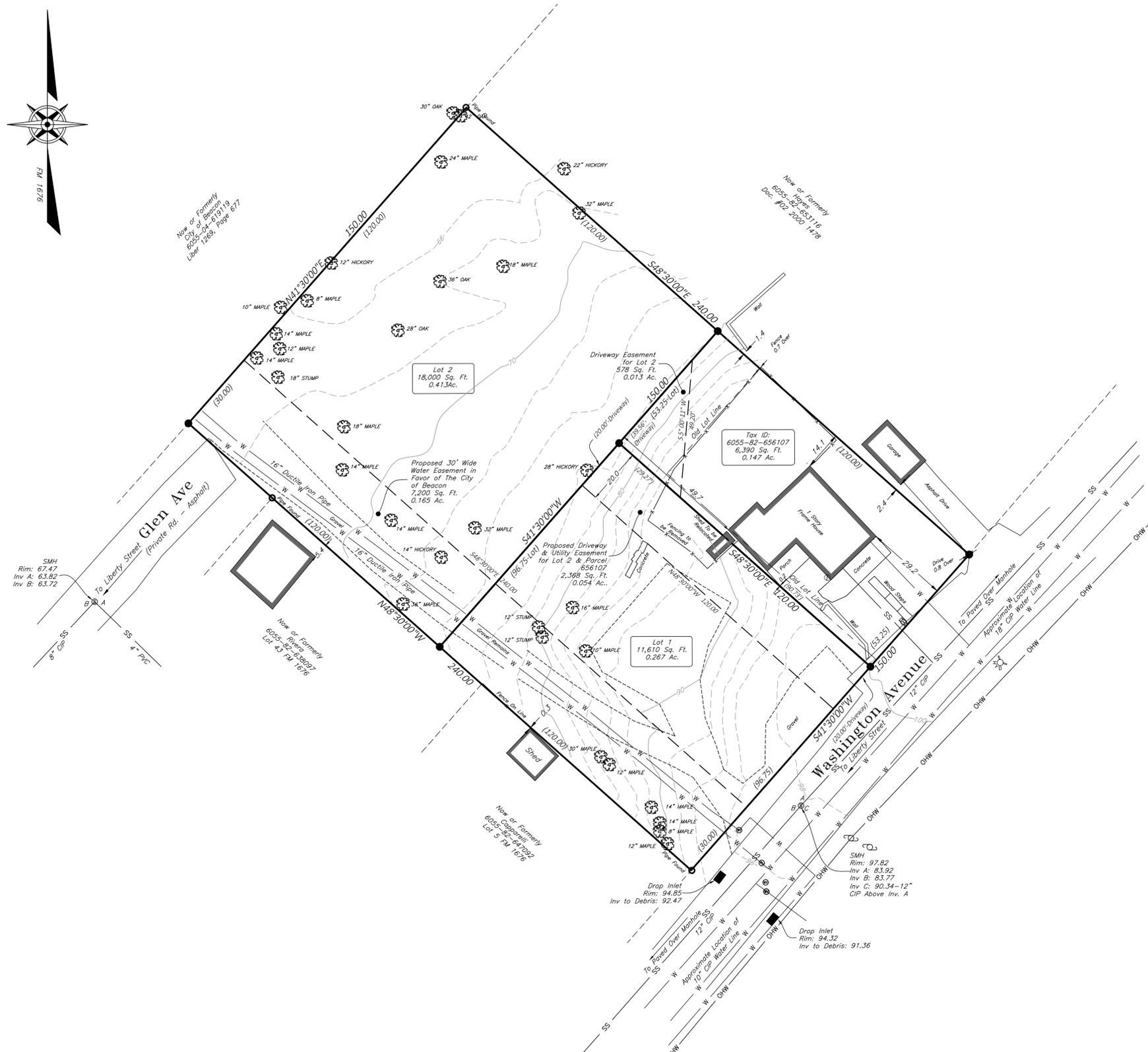
Lot 1
11,610 Square Feet
0.267 Acres
Lot 2
18,000 Square Feet
0.413 Acres
Lot 6055-82-656107
6,390 Square Feet
0.147 Acres

FLOOD BOUNDARY

Subject Parcel is located in Zone X (Unshaded) and is determined to be outside the 0.2% annual chance floodplain according to Flood Insurance Rate Map # 36027C0464E and effective date May 2, 2012

WETLAND NOTE

No NYSDEC or Federal wetlands were found on site.



DCDOH APPROVAL BLOCK
DUTCHESS COUNTY DEPARTMENT OF HEALTH
POUGHKEEPSIE, NEW YORK

This plan does not constitute a ready subdivision as defined by Article XI, Title II, Section 1115 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.

SUPERVISING PUBLIC HEALTH ENGINEER

LEGEND

—	PROPERTY LINE
SS	SANITARY SEWER LINE
ST	STORM SEWER LINE
—	FENCE
—	OVERHEAD WIRES
⊗	HYDRANT
⊙	GAS VALVE
⊕	WATER VALVE
⊞	ELECTRIC BOX
⊞	SANITARY SEWER MANHOLE
⊞	DROP INLET
⊞	PIPE FOUND
⊞	UTILITY POLE
⊞	MAIL BOX
⊞	GUY WIRE
⊞	SIGN
⊞	IRON ROD FOUND

rev.	date	description
1	1/29/18	Revisions as per Planning Board Comments

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

OWNER'S CONSENT
The undersigned owners of the property hereon state that they are familiar with this map, its contents and its legends and hereby consent to all said terms and conditions as stated hereon.

Rina Shuman _____ Date _____
Gary Joseph _____ Date _____

PLANNING BOARD
Approved by resolution of the Planning Board of the City of Beacon, New York, on the _____ day, of year _____ Subject to all requirements and conditions of said resolution. Any change, errasure, modification or revision of the plat as approved shall void the approval. Signed this _____ day, of year _____

By: _____ Chairman

446 WASHINGTON
PLAT PREPARED FOR FAIRVIEW SUBDIVISION
CITY OF BEACON, COUNTY OF DUTCHESS, STATE OF NEW YORK

tax id	845105 & 656107
address	446 WASHINGTON AVENUE
date	12/18/17
scale	1"=20'
project no.	17-091
project name	446 WASHINGTON
sheet	1 OF 4

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