

SURVEY NOTES

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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. Bearings and North shown hereon are referenced to NAD 83-NY East using NYSNET RTN GPS.
11. Historical mapping and deeds show property lines to centerline of adjoining streets. Other historical deeds describe street dedications. Street lines as shown hereon based on public use and deed descriptions.
12. Contour interval is 1 foot. Elevations are referenced to NAVD88.

MAP REFERENCE

Survey shown hereon depicts lot(s) as shown on a map entitled "Property of Saint Lukes Church" prepared by G.R. Hustis dated December 31, 1956.

NYS DOT Map No. 55, Parcel 61 - Wolcott Avenue Dated July 5 2002.

NYS DOT Map No. 56, Parcel 62 - Wolcott Avenue Dated July 25, 2002.

NYS DOT Map No. 72, Parcel 78 - Wolcott Avenue Dated July 25, 2002.

DEED REFERENCE

Doc. #02-2009-8998
Rectors Church Wardens & Vestryment
To
NYS Dept. of Transportation
October 30, 2003

Liber 136, Page 483
Wolcott
To
Rector Church Wardens & Vestryment
May 15, 1886

TAX PARCEL NUMBER

City of Beacon, Dutchess County, New York
130200-6054-45-120587

ZONING

Subject Parcel is located within the (R1-7.5) One-Family Residence District as per map entitled "City of Beacon, NY Zoning" prepared by Frederick P. Clark Associates, Inc. Revised: July 29, 2014.

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 # 36027C0577E and effective date May 2, 2012

DATE OF SURVEY

Field Completion: February 12, 2018

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, erasure, modification or revision of the plat as approved shall void the approval. Signed this _____ day, of year _____.
By: _____ Chairman

DCDOH APPROVAL BLOCK

DUTCHESS COUNTY DEPARTMENT OF HEALTH
POUGHKEEPSIE, NEW YORK

This plan does not constitute a realty 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

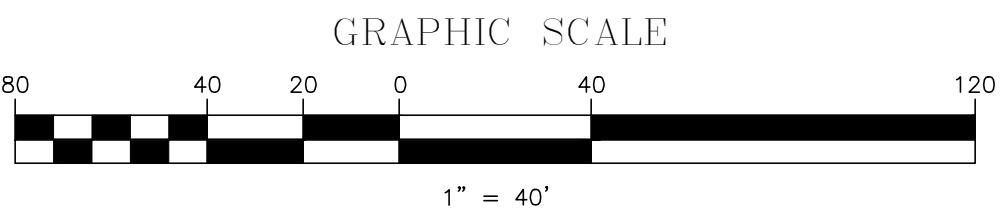
SUPERVISING PUBLIC HEALTH ENGINEER

CITY OF BEACON, § 223-17C, SCHEDULE OF REGULATIONS FOR RESIDENTIAL DISTRICTS			
PARAMETER	REQUIREMENT	PARCEL 1	PARCEL 2
AREA:	7,500 ft²	43,583 ft²	386,604 ft²
WIDTH:	75 ft	217 ft	183 ft
DEPTH:	100 ft	240 ft	862 ft
FRONT:	30 ft	39.5 ft	68.1 ft
SIDE:	10 ft	50.4 ft	80.1 ft
REAR:	30 ft	31 ft	178.1 ft

rev.	date	description

TEC LAND SURVEYING

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

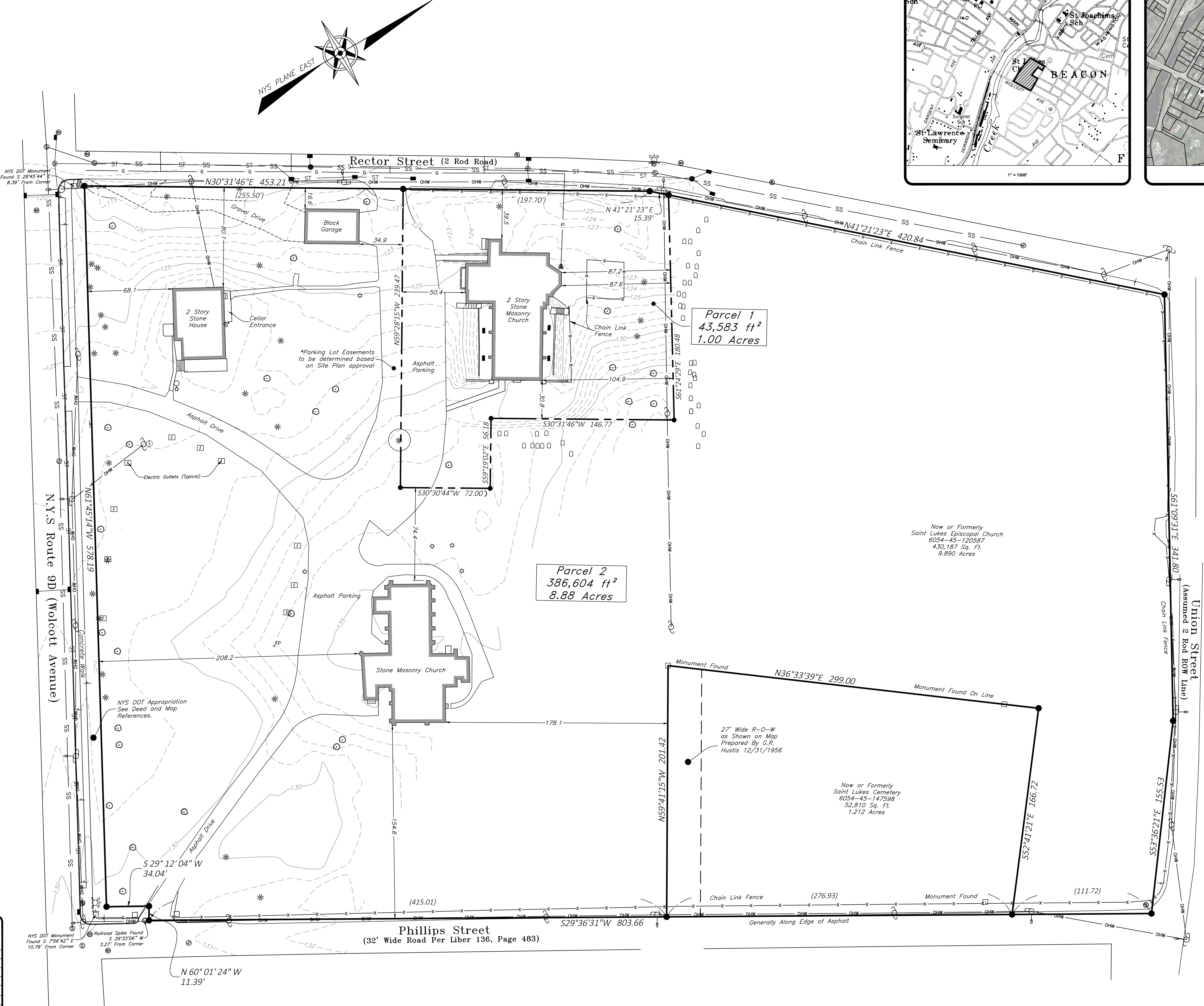
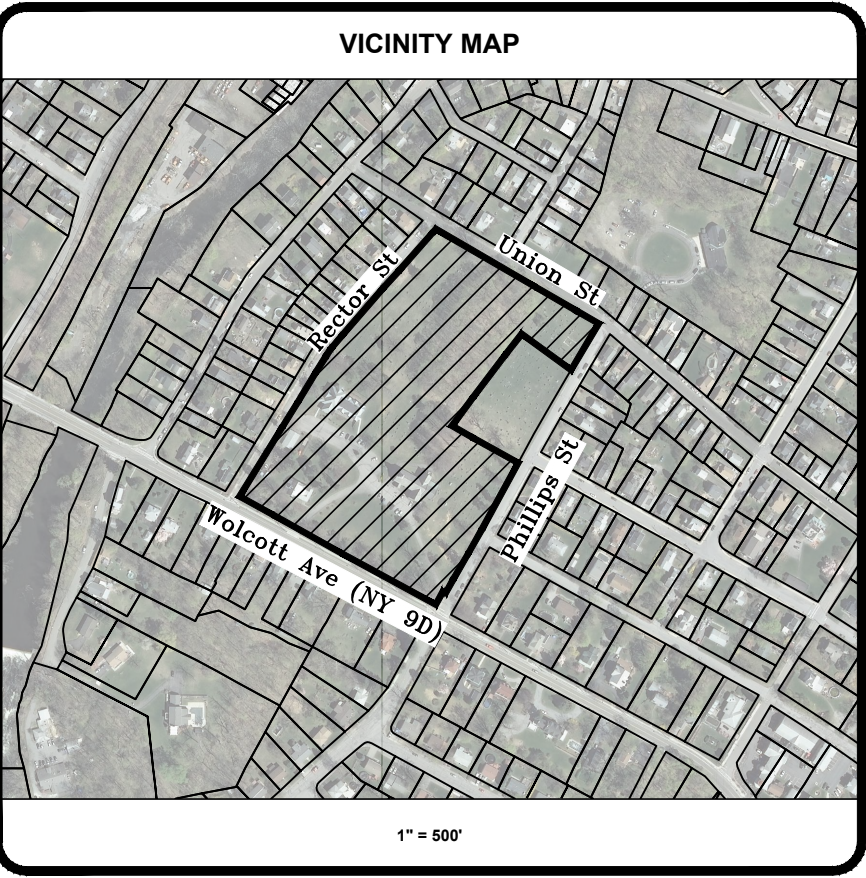
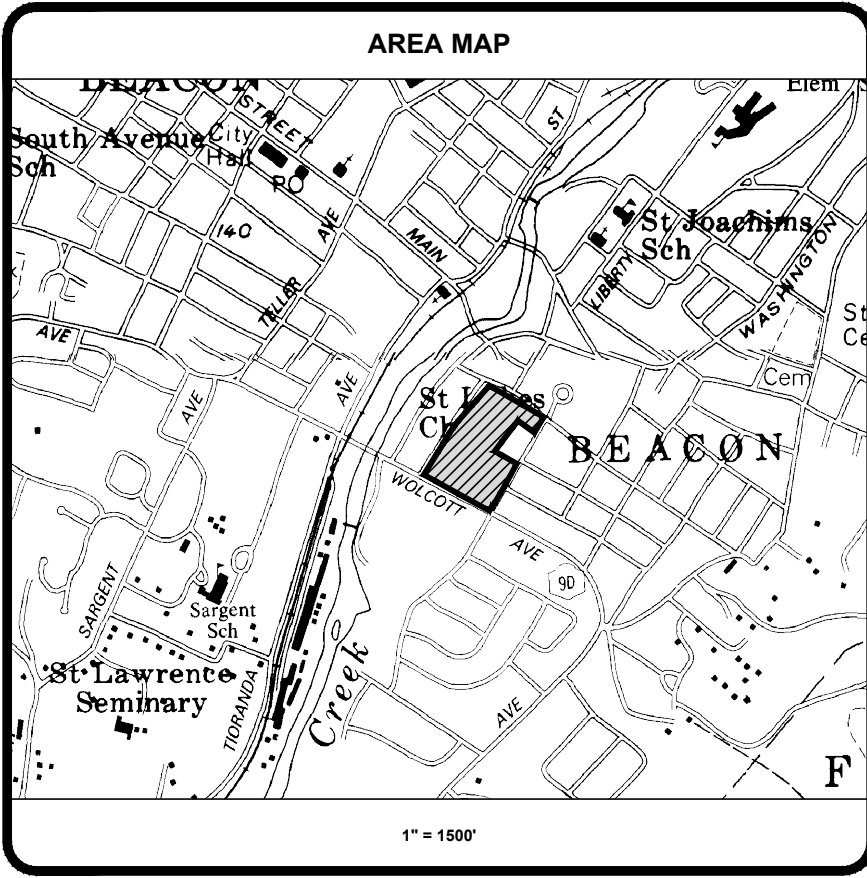


OWNER'S CONSENT

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.

XXX Date

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



SAINT LUKE'S CHURCH

**SUBDIVISION PLAT
PREPARED FOR
SAINT LUKE'S EPISCOPAL CHURCH**

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

tax id	120587
address	40 RECTOR ST
date	02/12/2018
scale	1" = 40'
project no.	17-004
project name	ST LUKE'S CHURCH
sheet	1 OF 1