

SURVEY NOTES

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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.

FILED MAP REFERENCE

Survey shown hereon depicts lot 2 as shown on a map entitled "Re-Subdivision Plat of Roseneth Estates" prepared by TEC Land Surveying PC and filed in the Dutchess County Clerks office on July 13, 2015 as Map No. 11720A.

Map entitled "Roseneth Estates" prepared by Peter R. Hustis, P.C. and filed in the Dutchess County Clerks office on September 2, 2004 as Map No. 11720.

DEED REFERENCE

Document No. 02-2014-486
City of Beacon
Conveyed To
Roseneth Estates LLC
On January 10, 2014

TAX PARCEL NUMBER

City of Beacon, Dutchess County, New York
130200-5954-50-742549-0000

AREA

318,113 Square Feet
7.326 Acres

CERTIFICATIONS

Roseneth Estates, LLC
Rodney Weber
Priscilla Voelker

DATE OF SURVEY

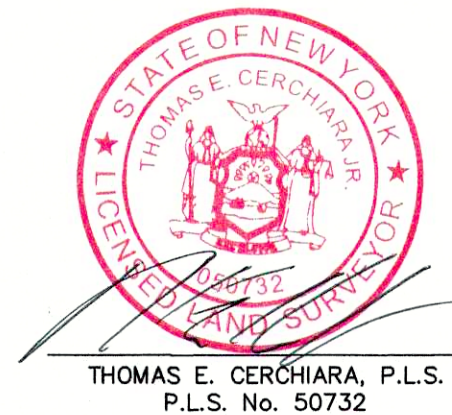
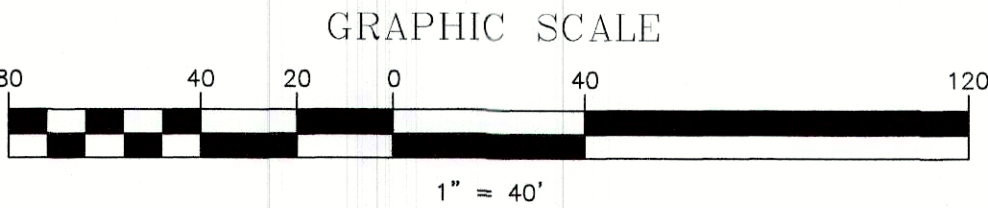
Field Completion: 01/30/2018

rev.	date	description

TEC

LAND SURVEYING

15C TIORONDA AVE. BEACON, NY 12508
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ROSENETH ESTATES

ASBUILT SURVEY
PREPARED OF
130 SOUTH AVE

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

tax id	742549
address	130 SOUTH AVE
date	03/21/2018
scale	1" = 20'
project no.	14-009
project name	ROSENETH ESTATES
sheet	1 OF 1

