SURVEY NOTES

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2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

3. Only boundary survey maps with the surveyor's embossed or red inked seal are genuine true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed or red inked seal should be assumed to be an unauthorized copy.

4. Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.

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

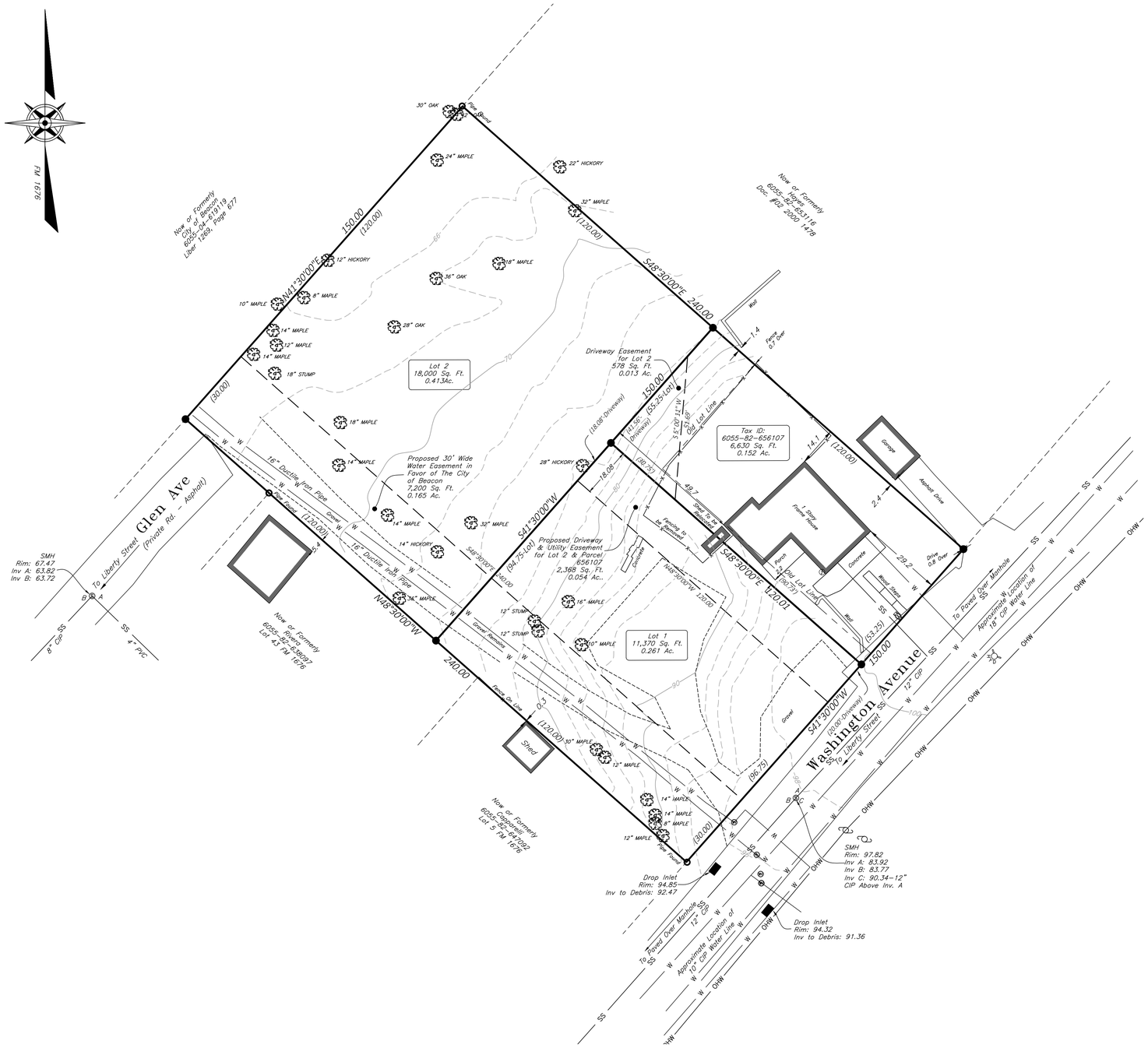
Lot 1
11,370 Square Feet
0.261 Acres
Lot 2
18,000 Square Feet
0.413 Acres
Lot 6055-82-656107
6,630 Square Feet
0.152 Acres

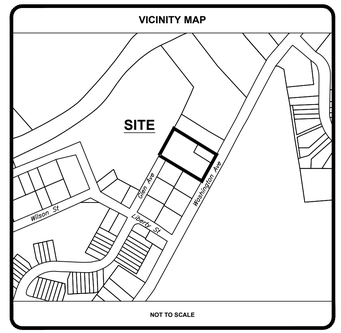
FLOOD BOUNDARY

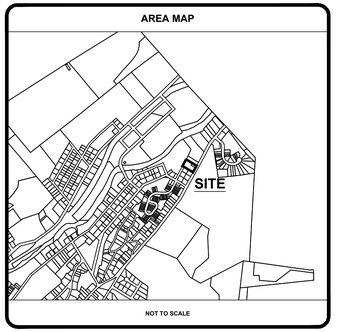
Subject Parcel is located in Zone X (Unshaded) and is determined to be outside the 0.2% annual chance floodplain according to Flood Insurance Rate Map # 36027C0464E and effective date May 2, 2012

WETLAND NOTE

No NYSDEC or Federal wetlands were found on site.







LEGEND

- PROPERTY LINE
- SS — SANITARY SEWER LINE
- ST — STORM SEWER LINE
- x-x — FENCE
- OHW — 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
2	03/22/18	Revisions as per Planning Board – Easment
1	1/29/18	Revisions as per Planning Board Comments

TEC LAND SURVEYING
15c 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, erasure, modification or revision of the plat as approved shall void the approval. Signed this _____ day, of year _____.

By: _____ *Chairman*

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

446 WASHINGTON

PLAT PREPARED FOR FAIRVIEW SUBDIVISION

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

tax id	645105 & 656107
address	446 WASHINGTON AVENUE
date	12/18/17
drawn	BJ
scale	1"=20'
checked	TEC
project no.	17-091
project name	446 WASHINGTON
sheet	1 OF 4