

SURVEY NOTES

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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. Bearings and North shown hereon are referenced to NAD 83--NY East using NYSNET RTN GPS.
11. Contour interval is one foot. Elevations shown hereon are referenced to NAVD 88 using NYSNET RTN GPS.
12. Area shown to be dedicated to the City of Beacon for highway use contains 534 ft², more or less.

FILED MAP REFERENCE

Map entitled "Map of Lots at Matteawan, N.Y. - Property of Mrs. Maria Robinson" prepared by S. Scofield, C.E. and filed with the Dutchess County Clerk's office on July 7, 1897 as Map No. 514.

Map entitled "Map of Lands Belonging to Caroline R. Clark and Ors." prepared by W.R. Scofield and filed with the Dutchess County Clerk's office on November 15, 1916 as Map No. 1491.

DEED REFERENCE

Liber 1001 Page 311
Clarence E. Wood
Conveyed To
Leroy Steinhart & Beryl Steinhart
On July 15, 1959

Liber 535 Page 414
Thomas B. Finney & Theresa Finney
Conveyed To
Clarence Edward Wood & Florence May Wood
On December 13, 1933

TAX PARCEL NUMBER

City of Beacon, Dutchess County, New York
130200-6054-38-156634-0000

AREA

Total
17,635 ft²
0.341 Acres

CERTIFICATIONS

Beacon 226 Main Street LLC

ZONING

Property shown hereon is located within the R1-5 (5,000 ft²/dwelling) Residential District as shown on map entitled "Zoning" prepared by Frederick P. Clark Associates, Inc. and dated 6/7/1996, revised on 7/29/2014.

FLOOD ZONE

Property shown hereon is located within the Zone "X" Unshaded region and is determined to be outside the 0.2% annual chance floodplain as shown on Flood Insurance Rate Map (FIRM) No. 36022C0577E (Effective Date: 05/02/2012).

OWNERS & APPLICANTS

Beacon 226 Main Street LLC

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 STANDARD NOTE

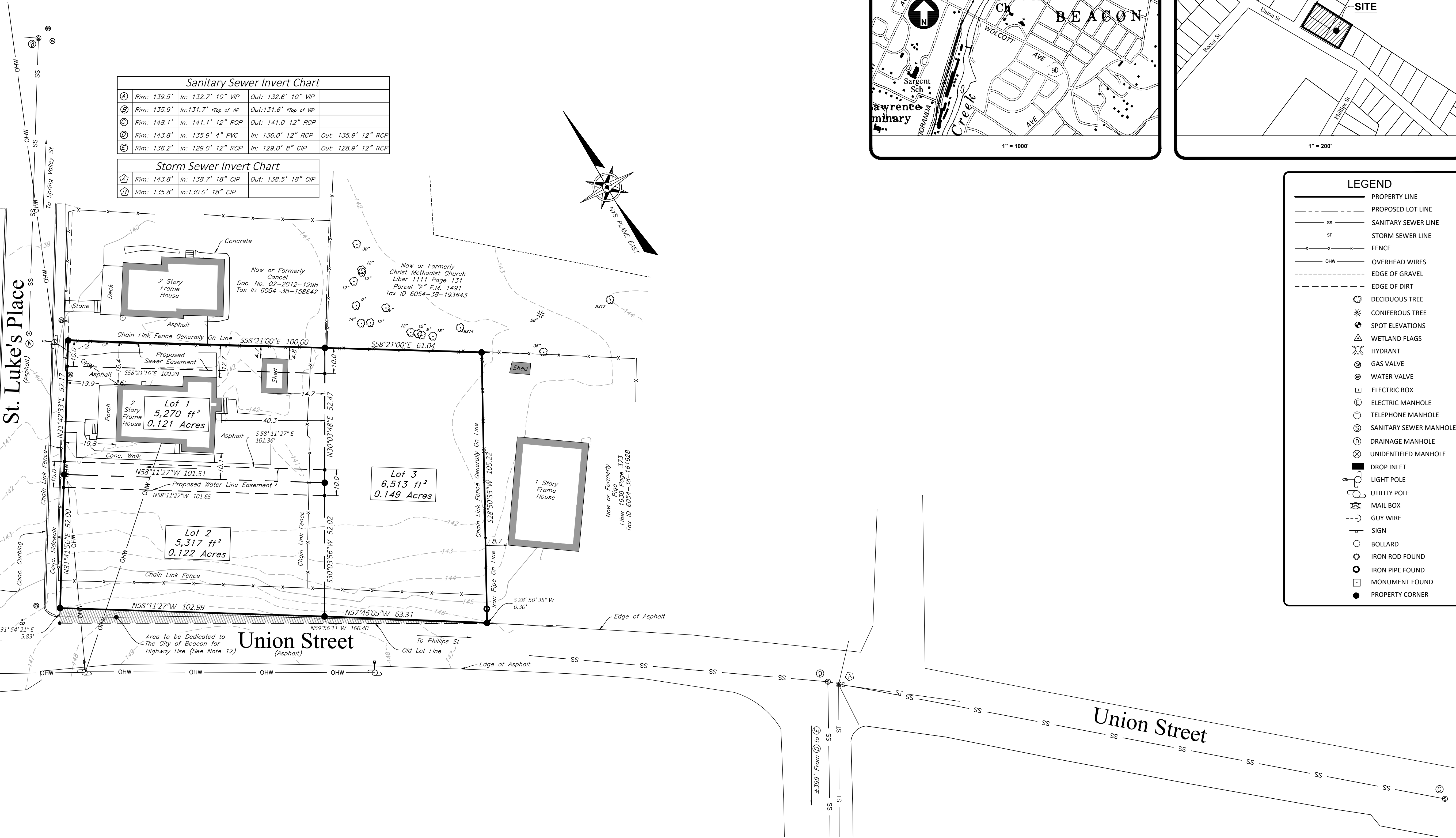
FOR PERMISSION TO FILE
This plan does not constitute a realty subdivision as defined by Article XI, Title II, Section 1115 of the Public Health Law of the State of New York, and Article XI, of the Dutchess County Sanitary Code. Permission is hereby granted for the filing of this map with the Clerk of Dutchess County. Approval for arrangements for water supply and/or sewage disposal is neither sought nor granted.

Authorized Representative of the Commissioner of Health _____ Date _____

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.

Date _____

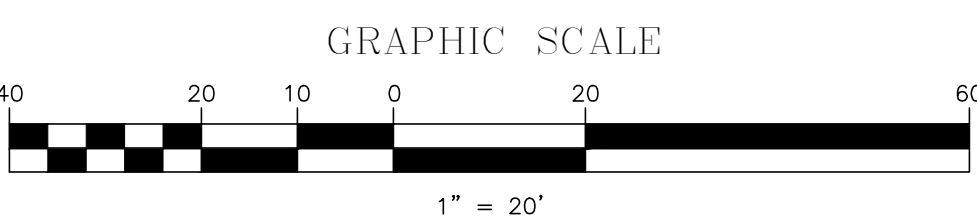


rev.	date	Revisions Per Planning Board	description
1	5/29/18		

TEC

LAND SURVEYING

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

38 ST LUKES PLACE

SUBDIVISION PLAT
PREPARED FOR
BEACON 226 MAIN STREET LLC

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

tax id	6054-38-156634
address	38 ST LUKES PLACE
date	04/20/2018
scale	1" = 20'
project no.	18-040
project name	38 ST LUKES PLACE
sheet	1 OF 4