

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. 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 818 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
0.405 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 _____, 2018. 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 _____

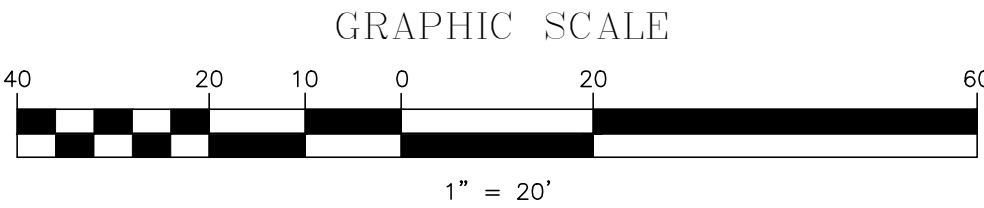
OWNER'S CONSENT

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 _____

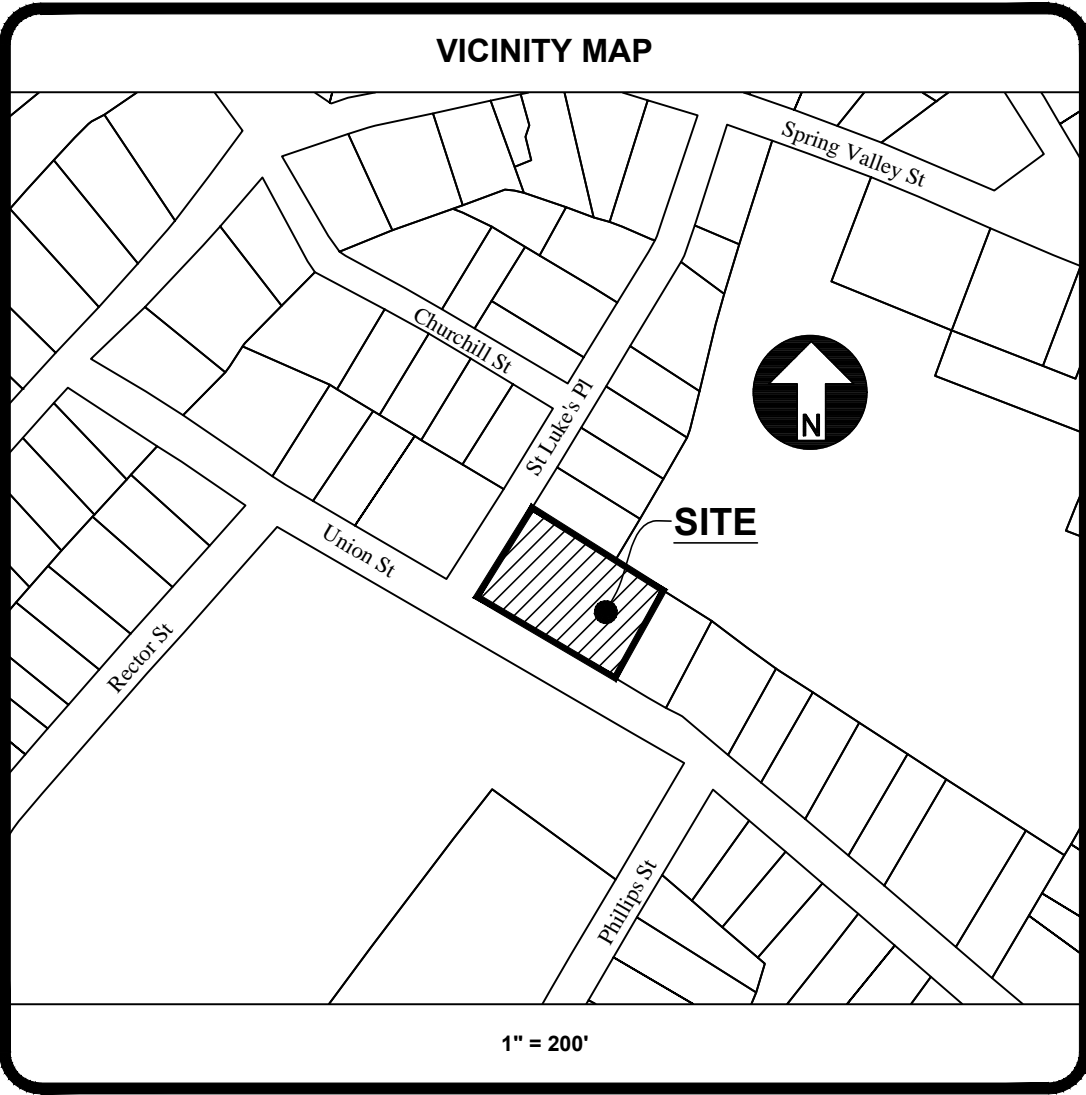
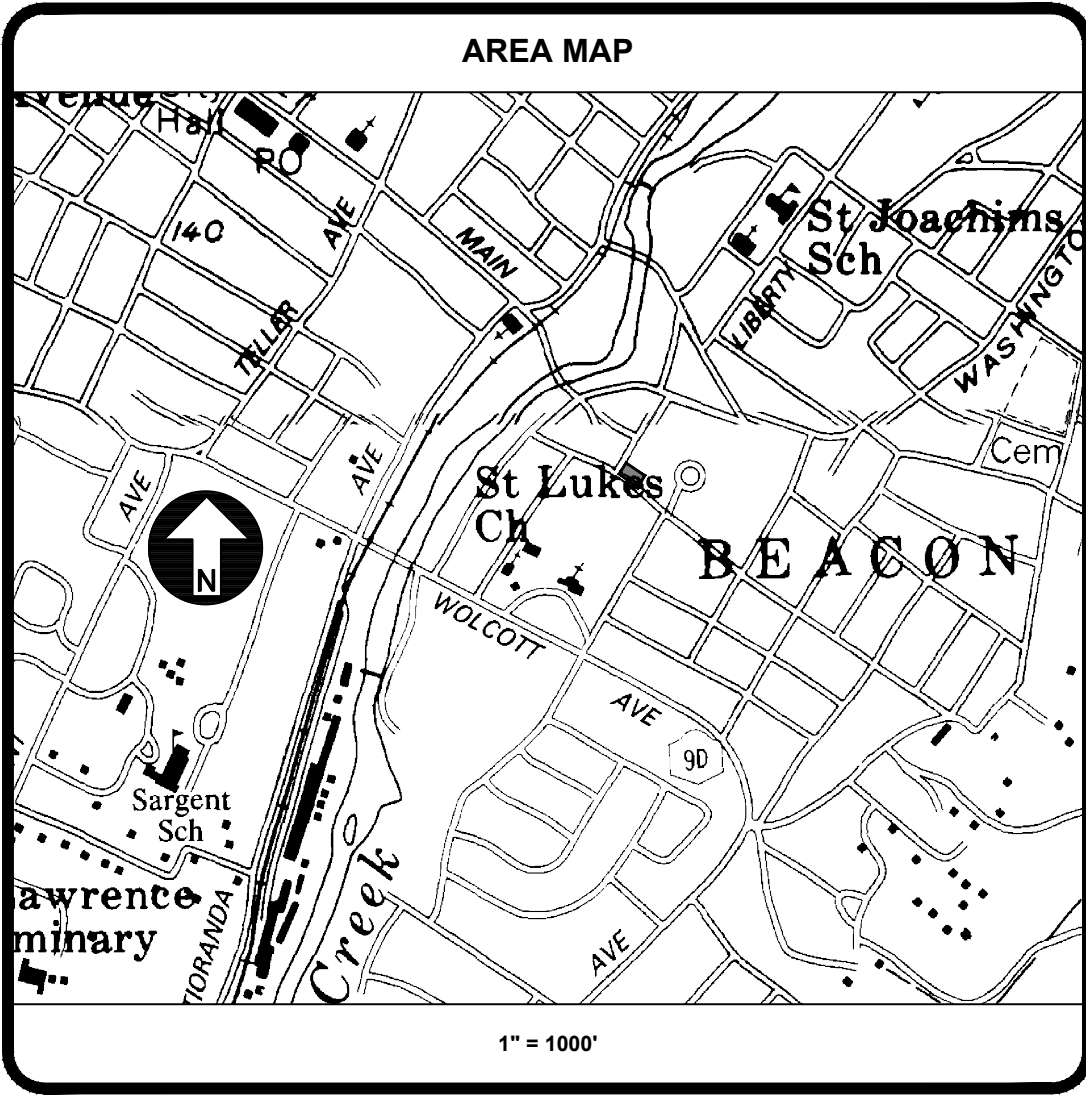
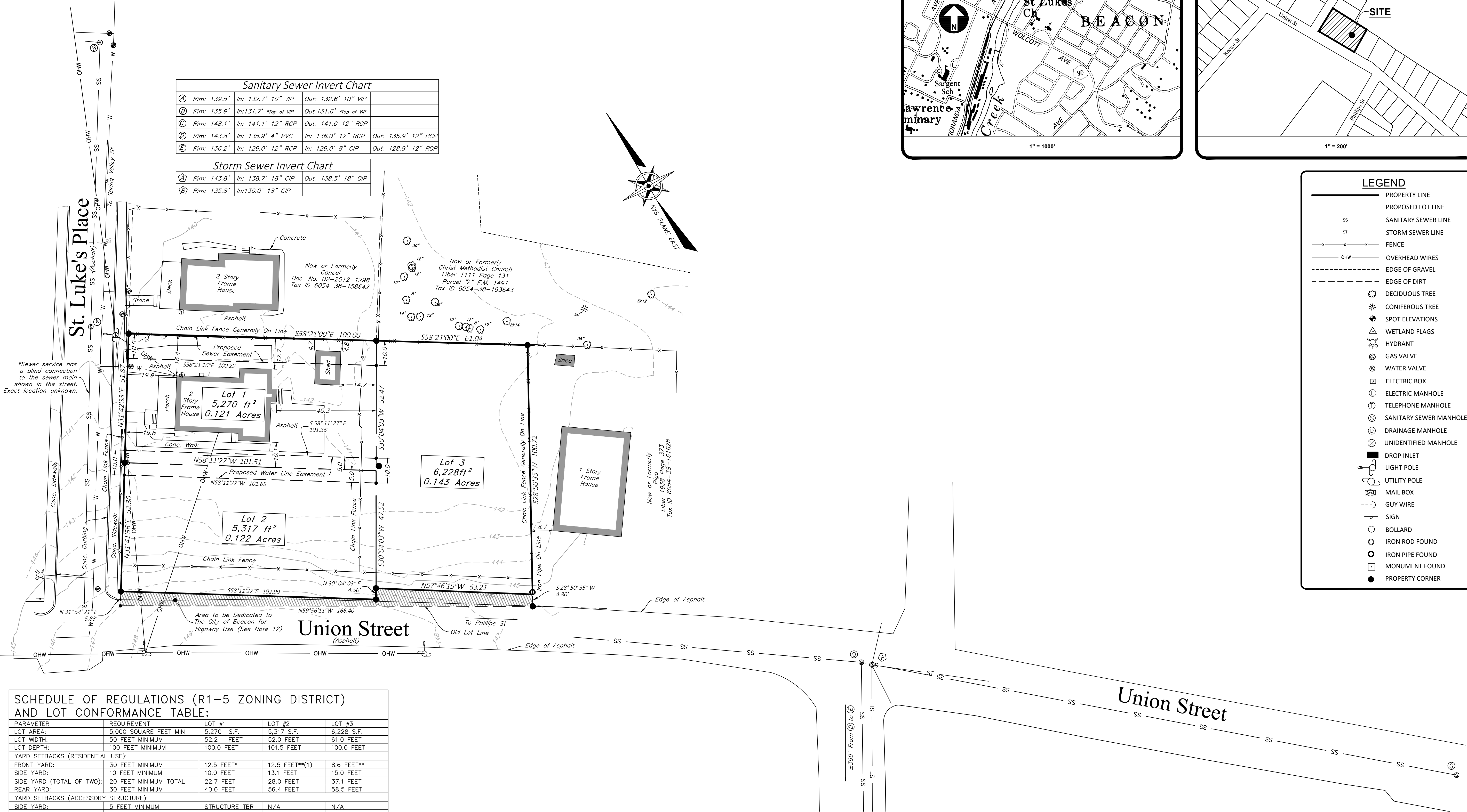
rev.	date	description
2	6/20/18	Revised Subdivision and Easement Lines
1	5/29/18	Revisions Per Planning Board

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



Sanitary Sewer Invert Chart			
① Rim: 139.5'	In: 132.7' 10" VIP	Out: 132.6' 10" VIP	
② Rim: 135.9'	In: 131.7' *Top of WP	Out: 131.6' *Top of WP	
③ Rim: 148.1'	In: 141.1' 12" RCP	Out: 141.0 12" RCP	
④ Rim: 143.8'	In: 135.9' 4" PVC	Out: 136.0' 12" RCP	Out: 135.9' 12" RCP
⑤ Rim: 136.2'	In: 129.0' 12" RCP	In: 129.0' 8" CIP	Out: 128.9' 12" RCP

Storm Sewer Invert Chart			
① Rim: 143.8'	In: 138.7' 18" CIP	Out: 138.5' 18" CIP	
② Rim: 135.8'	In: 130.0' 18" CIP		



LEGEND

---	PROPERTY LINE
---	PROPOSED LOT LINE
SS	SANITARY SEWER LINE
ST	STORM SEWER LINE
-x-x-x-	FENCE
OHW	OVERHEAD WIRES
- - - - -	EDGE OF GRAVEL
- - - - -	EDGE OF DIRT
⊙	DECIDUOUS TREE
✱	CONIFEROUS TREE
⬤	SPOT ELEVATIONS
△	WETLAND FLAGS
⊕	HYDRANT
⊗	GAS VALVE
⊕	WATER VALVE
⊞	ELECTRIC BOX
⊞	ELECTRIC MANHOLE
⊞	TELEPHONE MANHOLE
⊞	SANITARY SEWER MANHOLE
⊞	DRAINAGE MANHOLE
⊞	UNIDENTIFIED MANHOLE
■	DROP INLET
⊙	LIGHT POLE
⊙	UTILITY POLE
⊞	MAIL BOX
- - -	GUY WIRE
⊙	SIGN
○	BOLLARD
○	IRON ROD FOUND
○	IRON PIPE FOUND
⊞	MONUMENT FOUND
●	PROPERTY CORNER

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 5

38 ST LUKES PLACE
PRELIMINARY SUBDIVISION PLAT
PREPARED FOR
38 ST LUKES SUBDIVISION

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

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