

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. 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

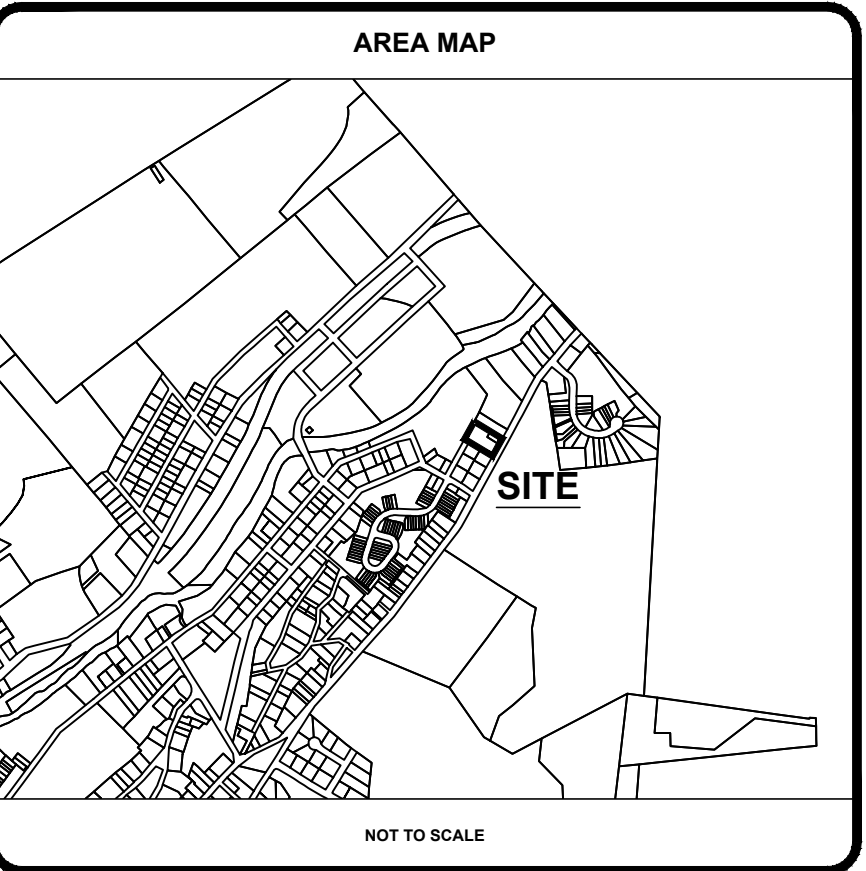
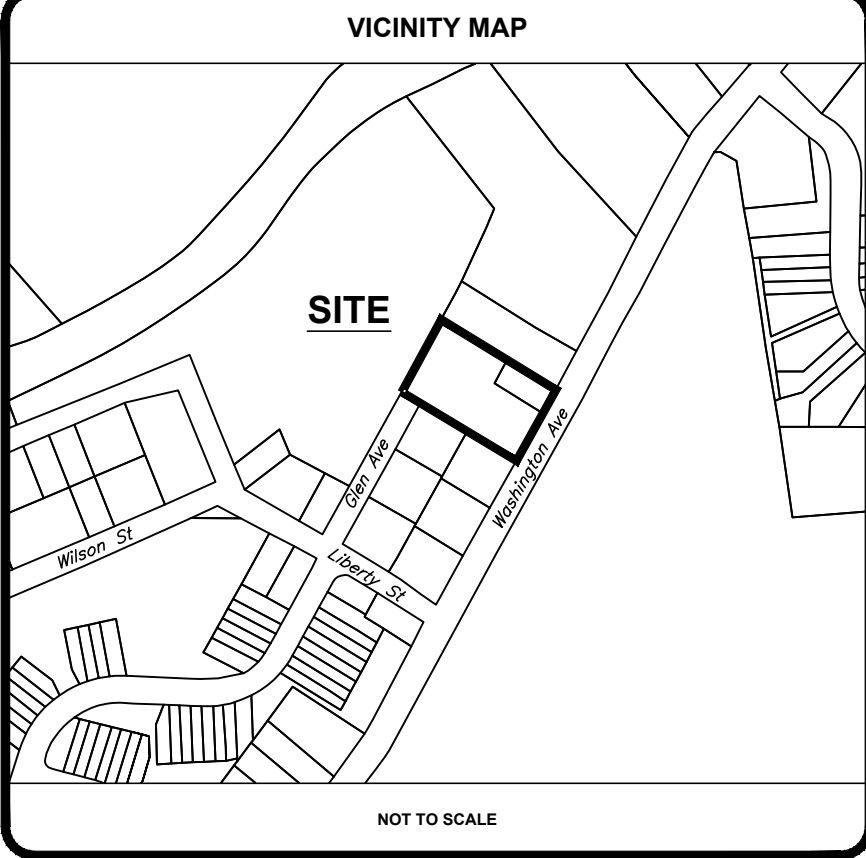
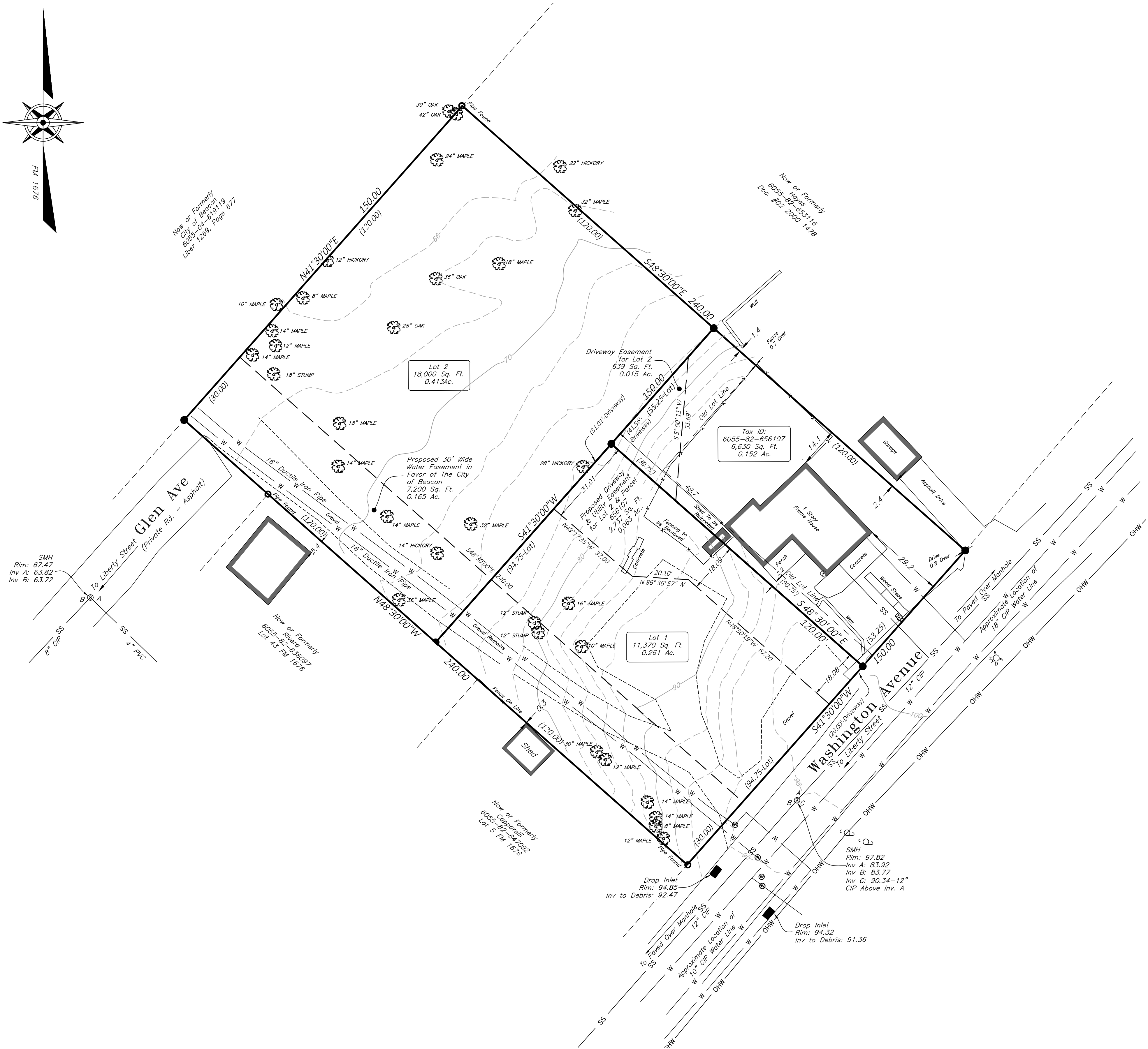
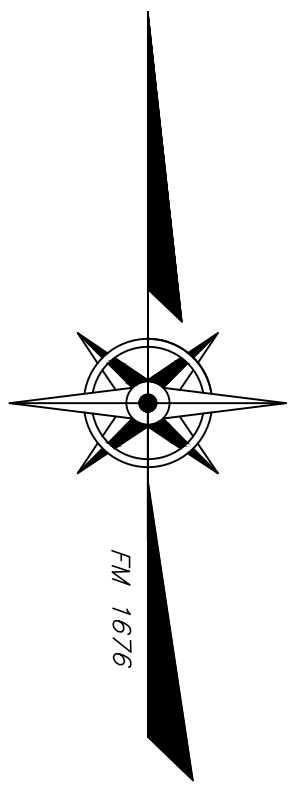
Lot 1
11,370 Square Feet
0.261 Acres
Lot 2
18,000 Square Feet
0.413 Acres
Lot 6055-82-656107
6,630 Square Feet
0.152 Acres

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
X	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
3	4/10/18	Revision to Driveway Easement
2	3/22/18	Revisions as per Planning Board - Easement
1	1/29/18	Revisions as per Planning Board Comments

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.

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
scale	1"=20'
project no.	17-081
project name	446 WASHINGTON
sheet	1 OF 4