

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. Historical mapping and deeds show property lines to centerline of adjoining streets. Other historical deeds describe street dedications. Street lines as per deeds with dedications are shown hereon based on public usage.

MAP REFERENCE

Survey shown hereon depicts lot(s) as shown on a map entitled "Property of Saint Lukes Church" prepared by G.R. Hustis dated December 31, 1956.

NYSDOT Map No. 55, Parcel 61 - Walcott Avenue Dated July 5 2002.

NYSDOT Map No. 56, Parcel 62 - Walcott Avenue Dated July 25, 2002.

NYSDOT Map No. 72, Parcel 78 - Walcott Avenue Dated July 25, 2002.

DEED REFERENCE

Doc. #02 2009 8998  
Rectors Church Wardens & Vestryment  
To  
NYS Dept. of Transportation  
October 30, 2003

Liber 136, Page 483  
Walcott  
To  
Rector Church Wardens & Vestryment  
May 15, 1866

TAX PARCEL NUMBER

City of Beacon, Dutchess County, New York  
130200-6054-45-120587 &  
130200-6054-45-147598

AREA

Parcel 120587:  
430,187 Square Feet  
9.890 Acres

Parcel 147598:  
52,810 Sq. Ft.  
1.212 Acres

DATE OF SURVEY

Field Completion: January 25, 2017

SURVEYOR

Prepared by TEC Surveying  
15c Tioronda Avenue  
Beacon, NY 12508

LEGEND	
---	PROPERTY LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	FENCE
---	OVERHEAD WIRES
---	HYDRANT
---	GAS VALVE
---	WATER VALVE
---	ELECTRIC BOX
---	UNKNOWN MANHOLE
---	TELEPHONE MANHOLE
---	SANITARY SEWER MANHOLE
---	DRAINAGE MANHOLE
---	DROP INLET
---	LIGHT POLE
---	UTILITY POLE
---	MAIL BOX
---	GUY WIRE
---	SIGN
---	ICOLLARD
---	IRON ROD FOUND
---	MONUMENT FOUND

Survey

Scale: 1" = 30'

Sub-Division, Site Plan & Special Use Permit Application  
Sheet 2 of 4 - Existing Conditions Survey & Access Easement Description

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	04/24/18	REVISED PER PLANNING BOARD COMMENTS	AJS
2	05/29/18	REVISED PER PLANNING BOARD COMMENTS	AJS
3	06/04/18	NO CHANGE	AJS
4	06/26/18	REVISED PER PLANNING BOARD COMMENTS	AJS
5	07/31/18	REVISED PER PLANNING BOARD COMMENTS	AJS

Owner / Applicant for Subdivision and Site Plan:

St. Lukes Episcopal Church

850 Wolcott Avenue  
Beacon, NY 12508

Applicant / Lessee for Special Use Permit for School:

Hudson Hills Academy

12 Hanna Lane  
Beacon, NY 12508

Architect:

Aryeh Siegel, Architect

84 Mason Circle  
Beacon, New York 12508

Surveyor:

TEC Surveying

15C Tioronda Avenue  
Beacon, New York 12508

850 Wolcott Avenue

St. Lukes Episcopal Church & Hudson Hills Academy

Beacon, New York  
Scale: 1" = 30'  
March 27, 2018