



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 7208, sub-section 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 Surveyors 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 covenants, easements, restrictions, conditions and agreements of record.
- 8. Horizontal Datum is NAD 83 NY-East.
- 9. No easement found crossing the lands now or formerly Tompkins Terrace Preservation, L.P. (Document 02-2008-269 Parcel A on Filed Map #2000) to Parcel 1 (Liber 1528 Page 673) as shown on this survey.
- 10. Wetstar Land Title Insurance Company document no. 860-2113506.

FILED MAP REFERENCE

Map entitled "Tishill Landing North" prepared by Peter R. Hustis, L.L.S. and filed in the Dutchess County Clerk's office on May 10, 1984 as Map No. 6889.

Map entitled "Lands of IDC Realty Corporation" prepared by Rohde & Sipes Consulting Engineers, P.C. and filed in the Dutchess County Clerk's office on February 25, 1991 as Map No. 9192.

Map entitled "Property of Ethel G. Whittemore" prepared by Robert A. McNeil and filed in the Dutchess County Clerk's office on October 16, 1959 as Map No. 2890.

Map entitled "Map of A Survey Prepared for Deborah Krzeczowski" prepared by Colin M. McHuslin, P.E.S., dated May 17, 2005.

Map obtained from NYS GIS shows lands underwater.

DEED REFERENCE

Liber 1528 Page 673 (Refers-Philip Kenny)
Beacon Waterfront Properties, Inc.
The Prizzi Corporation
June 2, 1993

Document 02-2008-6867 (Incomplete)
Beacon Terminal Associates, LP
45 Tompkins Ave, Beacon LLC
November 3, 2008

Document 02-2008-7853
Beacon Terminal Associates, LP
15
William S. Ehrlich
September 21, 2008

Document 02-2001-2340
Prizzi Corp
Beacon Terminal Associates, LP
March 23, 2001

AREA

City of Beacon, Dutchess County, New York

5955-19-590022 = 10.560 Acres or 460,004 Sq. Ft.
5954-25-591985 = 0.682 Acres or 29,727 Sq. Ft.
5954-25-574979 = 0.188 Acres or 8,190 Sq. Ft.
5954-25-569883 = 0.579 Acres or 25,234 Sq. Ft.
Total Land Area = 12.008 Acres or 514,950 Sq. Ft.
Lands Underwater = 10.035 Acres or 437,113 Sq. Ft.

CERTIFICATIONS

- 1. Scenic Beacon Developments, LLC;
- 2. Beacon Waterfront Properties, Inc.;
- 3. Wetstar Title Insurance Company;
- 4. Beacon Terminal Associates, L.P.; its successors and assigns

SCHEDULE OF REGULATIONS (RD-1.7 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	LOT #1
LOT AREA:	6,000 SQUARE FEET MIN.	516,965
LOT WIDTH:	50 FEET MINIMUM	811
LOT DEPTH:	100 FEET MINIMUM	805
YARD, SETBACKS (RESIDENTIAL USE):		
FRONT YARD:	30 FEET MINIMUM	57
SIDE YARD:	10 FEET MINIMUM	39, 127
SIDE YARD (TOTAL OF TWO):	20 FEET MINIMUM TOTAL	166
REAR YARD:	25 FEET MINIMUM	215

LEGEND

- PROPERTY LINE
- PROPERTY ADJOINER LINE
- EASEMENT LINE
- LINE TO BE REMOVED
- TREE LINE
- PROPOSED WATER LINE
- SIGN
- BOLLARD
- IRON ROD FOUND
- IRON PIPE FOUND
- MONUMENT FOUND
- PROPERTY CORNER

PLANNING BOARD

Approved by resolution of the Planning Board of the City of Beacon, New York, on the _____ day of _____, 20____.

Subject to all requirements and conditions of said resolution. Any change, erratum, modification or revision of the plot as approved shall void the approval.

Signed this _____ day of _____, 20____, by _____ Chairman _____ Secretary

OWNER'S CONSENT

The undersigned owners of the property herein state that they are familiar with this map, its contents and its legends and hereby consent to all said terms and conditions as stated herein.

Scenic Beacon Developments _____ Date _____

TEC LAND SURVEYING

150 TIDORONDA AVE. BEACON, NY 12508
PH: 845.445.6590 FX: 845.445.6591

rev.	date	description
1	8/27/18	General Revisions

THOMAS E. CERCHIARA, P.L.S.
P.L.S. No. 50132

EDgewater

LOT CONSOLIDATION PLAT

PREPARED FOR

WEBER PROJECTS, LLC

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

1 OF 1