



Hudson River

Parcel Described in Doc. #2008-6867 and as Parcel 3 Liber 1928 Page 673 Lands Under Water

NOTE: EXISTING TREES INTERFERING WITH NEW BUILDINGS, DRIVES AND SITE ELEMENTS WILL BE REMOVED

NOTE: PROPERTY LINES IN BLUE ARE TO BE EXTINGUISHED AND THE PARCELS DESCRIBED THEREIN ARE TO BE COMBINED WITH THE 10 ACRE PARCEL INTO A SINGLE PARCEL

NOTE: ITEMS IN RED ARE TO BE DEMOLISHED (TYPICAL)

LEGEND	
	PROPERTY LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	FENCE
	OVERHEAD WIRES
	HYDRANT
	WATER VALVE
	ELECTRIC BOX
	ELECTRIC METER
	GAS METER
	SEWER CLEAN OUTS
	UNKNOWN MANHOLE
	SANITARY SEWER MANHOLE
	DRAINAGE MANHOLE
	DROP INLET
	UTILITY POLE WITH LIGHT
	UTILITY POLE
	GUY WIRE
	IRON ROD FOUND
	SIGN
	PROPERTY MARKER SET

Existing Conditions & Demolition Plan Subdivision Diagram

Scale: 1" = 30'

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, ERRASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20____, BY _____ CHAIRMAN _____ SECRETARY

IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

TEC LAND SURVEYING
 15C TIORONDA AVE. BEACON, NY 12508
 PH: 845.445.6590 FX: 845.445.6591

- SURVEY NOTES**
- Copyright TEC Land Surveying. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and / or copyright holder is obtained.
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 - 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.
 - The certifications herein are not transferable.
 - 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.
 - Subject to covenants, assessments, restrictions, conditions and agreements of record.
 - Horizontal Datum is NAD 83 NY- East.
 - No assessment found crossing the lands now or formerly Tompkins Terrace Preservation L.P. (Document 02-2008-6867 Parcel A on Plat Map #2008 to Parcel 1 (Liber 1928 Page 673) as shown on this survey.
 - Westcott Land Title Insurance Company document no. RAD-211593VC

- FILED MAP REFERENCE**
- Map entitled "Fishkill Landing North" prepared by Peter R. Huels, L.L.S. and filed in the Dutchess County Clerk's office on May 10, 1994 as Map No. 6889.
 - Map entitled "Lands of JCO Realty Corporation" prepared by Robin & Sonny 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. Movell and filed in the Dutchess County Clerk's office on October 16, 1958 as Map No. 2890.
 - Map entitled "Map of a Survey Prepared for Deborah Kzeczowski" prepared by Colin M. Houston, P.L.S. dated May 17, 2000.

- DEED REFERENCE**
- Beacon Terminal Associates LP
 - The Pritz Corporation
 - June 2, 1993

AREA

City of Beacon, Dutchess County, New York

5865-19-590222 = 10.560 Acres or 463,004 Sq. Ft.
 5864-25-581985 = 0.682 Acres or 29,727 Sq. Ft.
 5864-25-578978 = 0.188 Acres or 8,190 Sq. Ft.
 5864-25-569983 = 0.879 Acres or 38,234 Sq. Ft.
 Lands Underwater = 15.039 Acres or 657,113 Sq. Ft.

- CERTIFICATIONS**
- Soaric Beacon Developments, LLC.
 - Robboud Architect Company, and
 - Westcott Land Insurance Company.
 - Beacon Terminal Associates, L.P., its successors and assigns

NO.	DATE	DESCRIPTION	BY
1	02/28/17	REVISED PER PLANNING BOARD COMMENTS	AJS
2	03/28/17	REVISED PER PLANNING BOARD COMMENTS	AJS
3	04/25/17	REVISED PER PLANNING BOARD COMMENTS	AJS
4	05/30/17	NO CHANGE	AJS
5	07/25/17	NO CHANGE	AJS
6	08/29/17	REVISED PER PLANNING BOARD COMMENTS	AJS
7	09/26/17	REVISED PER PLANNING BOARD COMMENTS	AJS
8	10/31/17	REVISED PER PLANNING BOARD COMMENTS	AJS
9	11/28/17	NO CHANGE	AJS
10	01/30/18	NO CHANGE	AJS
11	06/11/18	NO CHANGE	AJS
12	06/19/18	NO CHANGE	AJS
13	05/29/18	NO CHANGE	AJS
14	07/31/18	NO CHANGE	AJS
15	08/28/18	NO CHANGE	AJS

Existing Conditions and Demolition Plan

Sheet 2 of 15

Owner:
Scenic Beacon Developments, LLC
 25 East Main Street
 Beacon, NY 12508

Architect:
Aryste Siegel, Architect
 514 Main Street
 Beacon, New York 12508

Site / Civil Engineer:
Hudson Land Design
 174 Main Street
 Beacon, New York 12508

Surveyor:
TEC Land Surveying, P.C.
 15C Tioronda Avenue
 Beacon, New York 12508

Landscape Designer:
Landscape Restorations
 P.O. Box 286
 Beacon, New York 12508

Edgewater
 Beacon, New York
 Scale: 1" = 30'
 January 31, 2017