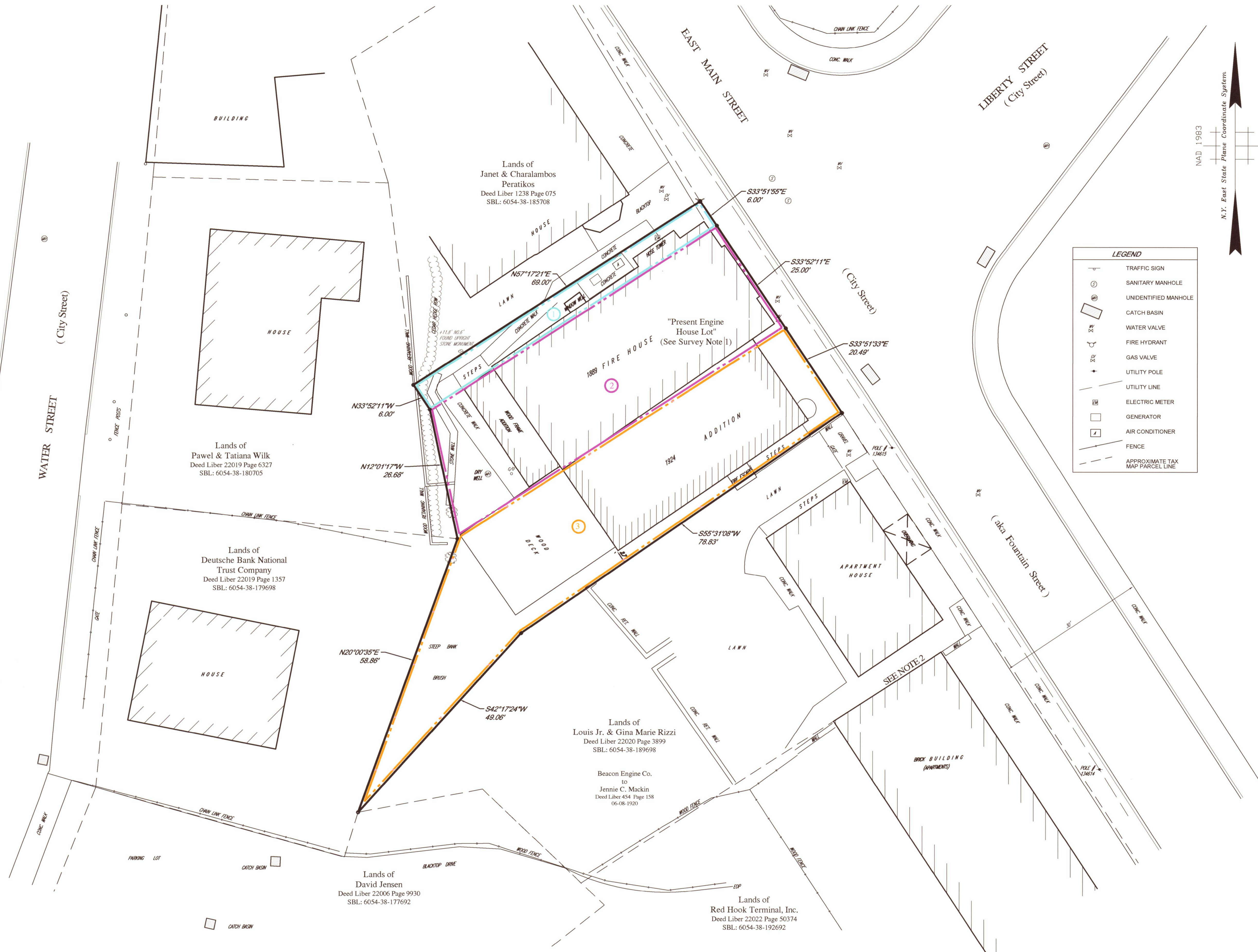


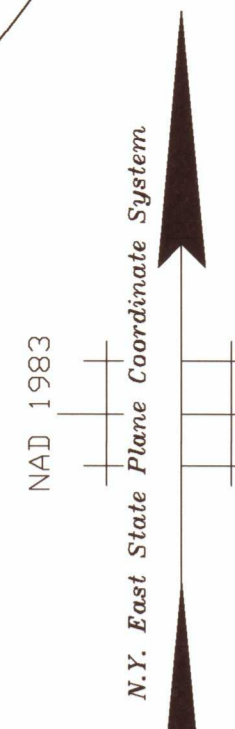
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- NOTES:
- PROPERTY KNOWN AS LOT 130206-6054-38-186702, CITY OF BEACON, DUTCHESS COUNTY, STATE OF NEW YORK.
 - AREA = 4,523 SQUARE FEET OR 0.10 ACRES.
 - UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - SUBJECT TO ALL RIGHTS OF WAYS, COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
 - CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PARTIES SO NOTED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS.
 - ROAD BOUNDS BASED ON OCCUPATION OF THE CITY OF BEACON.

LEGEND

	TRAFFIC SIGN
	SANITARY MANHOLE
	UNIDENTIFIED MANHOLE
	CATCH BASIN
	WATER VALVE
	FIRE HYDRANT
	GAS VALVE
	UTILITY POLE
	UTILITY LINE
	ELECTRIC METER
	GENERATOR
	AIR CONDITIONER
	FENCE
	APPROXIMATE TAX MAP PARCEL LINE



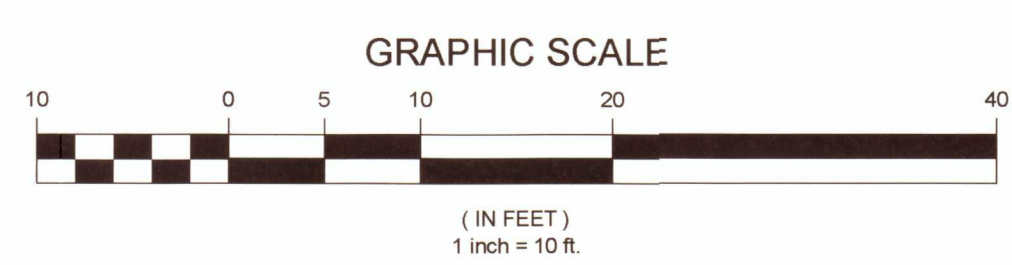
REFERENCE DEEDS:
to Village of Matteawan & City of Beacon

<p>1 Martha Monfort to Village of Matteawan Dated 02/21/1889 Recorded 05/18/1889 Deed Liber 243 Page 278</p>	<p>2 Beacon Engine Company No. One to Village of Matteawan Dated 08/1/1891 Recorded 09/01/1891 Deed Liber 258 Page 341</p>
<p>3 Beacon Engine Company Number One to The City of Beacon Dated 12/15/1920 Recorded 04/06/1921 Deed Liber 414 Page 220</p>	<p>Caroline Schunck, et.al. to Village of Matteawan Dated 03/20/1889 Recorded 05/18/1889 Deed Liber 243 Page 272</p>

REFERENCE DEEDS:
to Beacon Engine Company No. One

<p>Martha Monfort to Beacon Engine Company No. One Dated 11/10/1888 Recorded 05/18/1889 Deed Liber 243 Page 276</p>	<p>Jacobus I. Bruyn to Beacon Engine Company Number One Dated 10/28/1919 Recorded 11/07/1919 Deed Liber 408 Page 064</p>
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REFERENCE TITLE ABSTRACT:
QueenCity Abstract dated June 8, 2021



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.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

I HEREBY CERTIFY that this map is a true representation of a survey performed by this office in the field on 05 January, 2023 in accordance with the existing codes of practice as adopted by the New York State Association of Professional Land Surveyors and the same is certified to: CITY OF BEACON

RICHARD C. BROOKS, LS
NEW YORK PROFESSIONAL LAND SURVEYOR #49600

01-17-2023 DATE

NO. 1	City of Beacon Attorney Comments	4/4/2023	RCB	4/4/23
NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED
FIELD DATE	01-05-2023	RECORD SURVEY		
FIELD BOOK NO.		SBL: 130206-6054-38-186702		
FIELD BOOK PG.		BEACON ENGINE COMPANY 1 FIREHOUSE		
FIELD CREW	DD/IG	CITY OF BEACON		
DRAWN	GIO	DUTCHESS COUNTY, STATE OF NEW YORK		
REVIEWED	SD	<p>CONTROL POINT ASSOCIATES INC PC 11 MAIN STREET, HIGHLAND NEW YORK 12528 908.668.0099 - 908.668.9995 FAX WWW.CPASURVEY.COM</p>		
APPROVED	RCB	DATE	SCALE	FILE NO.
		01-17-2023	1" = 10'	12-220013-00
				DWG. NO.
				1 OF 1