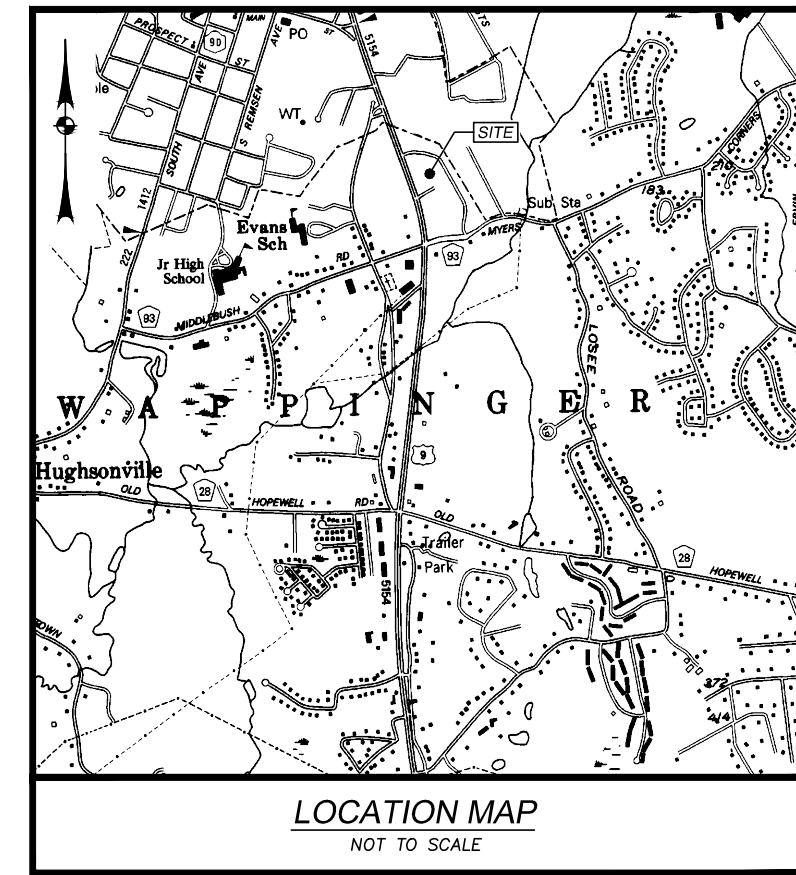
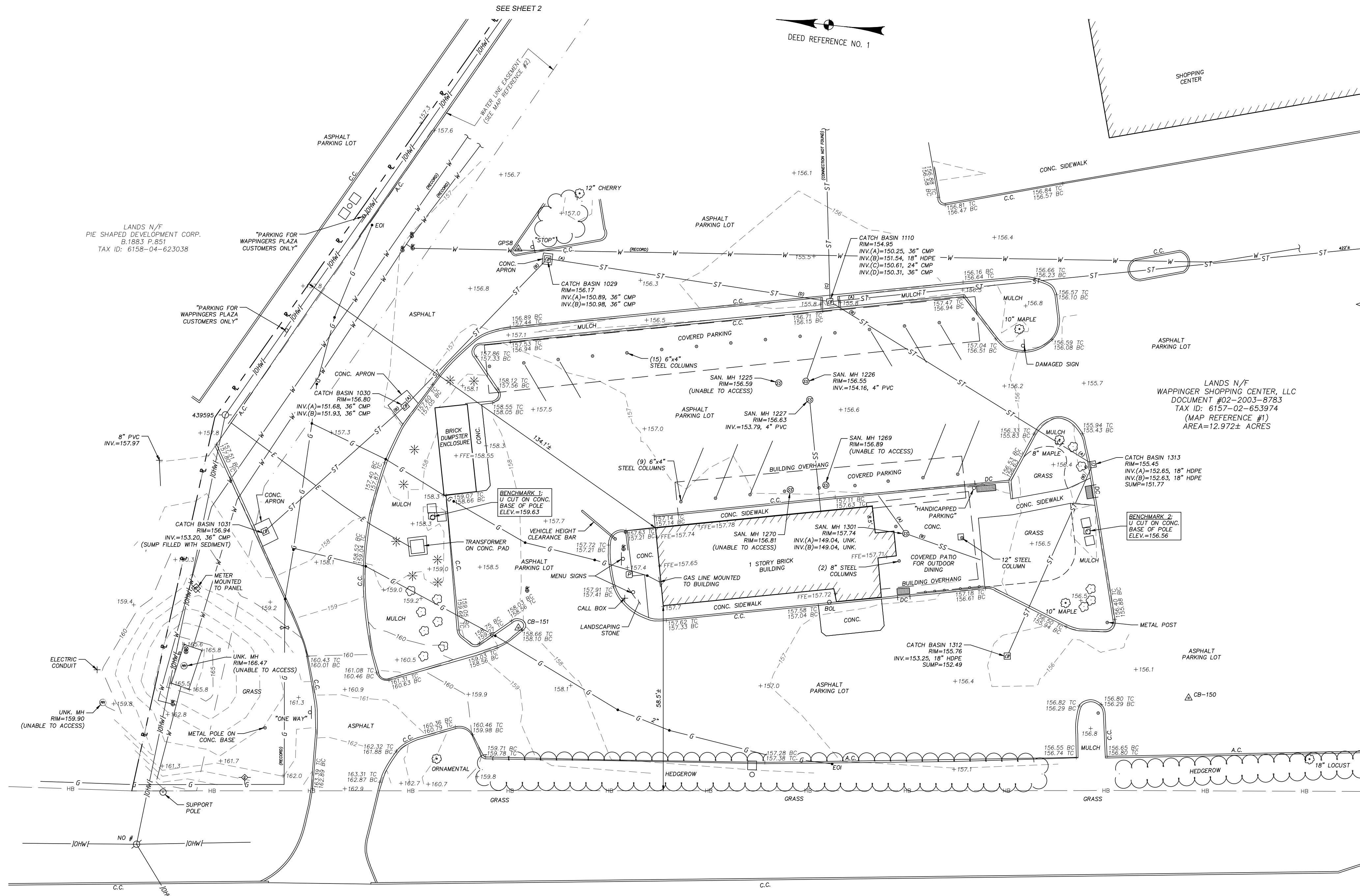


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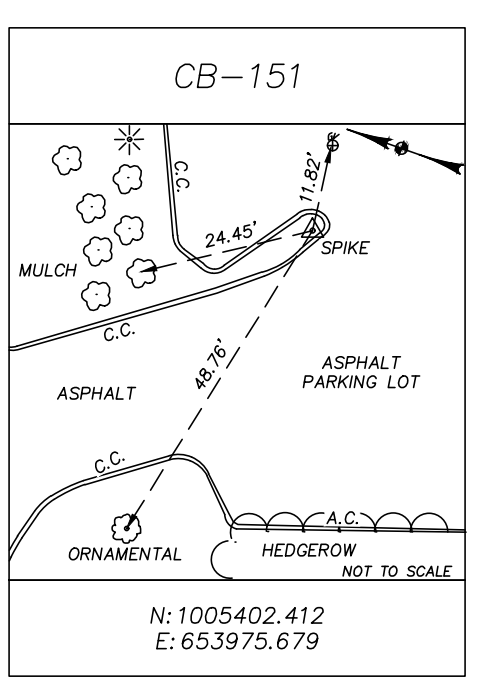
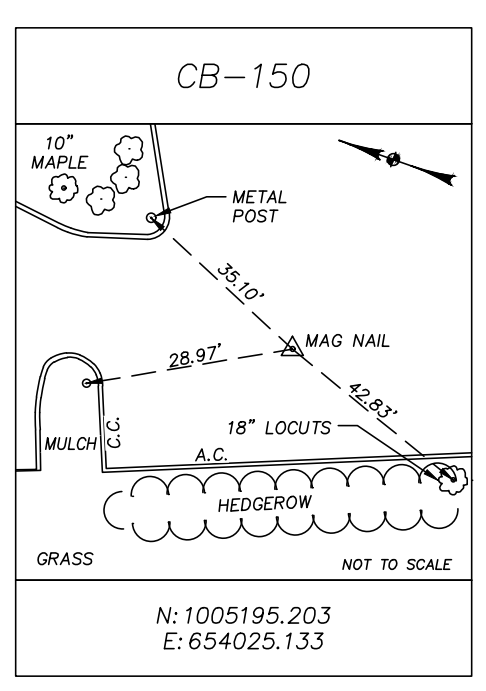
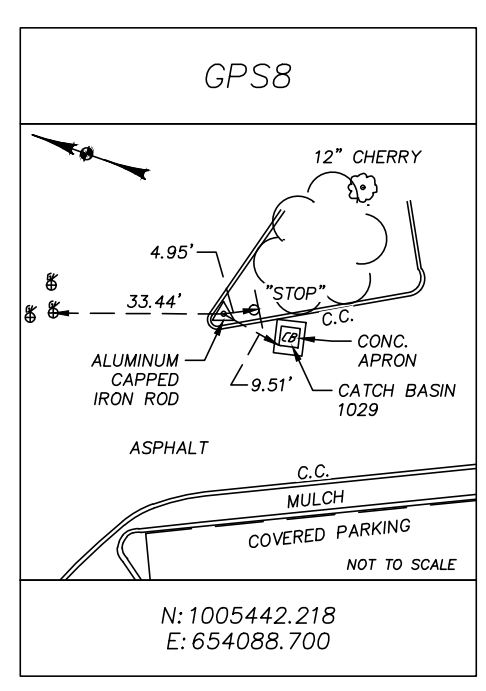
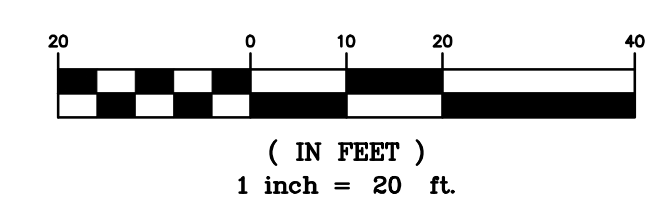


LEGEND			
⊕	BENCHMARK	A.C.	ASPHALT CURB
⊙	SANITARY MANHOLE	C.C.	CONCRETE CURB
⊚	CATCH BASIN	TC	TOP OF CURB
⊖	CURB INLET	BC	BOTTOM OF CURB
⊗	UNKNOWN MANHOLE	EOI	END OF INFORMATION
⊕	GAS VALVE	AWP	ADA WARNING PAD
⊕	UNKNOWN VENT	BL	BUILDING LINE
+	DRAINAGE INVERT	+156.6	SPOT ELEVATION
⊖	GAS LINE MARKER	-157	MINOR CONTOUR
⊖	ELECTRIC METER	-160	MAJOR CONTOUR
⊖	UTILITY POLE	WL	WOODS LINE
⊖	DEAD UTILITY POLE	DUL	DEAD UTILITY POLE
⊖	FIRE HYDRANT	PLB	PLANTING BED
⊖	GATE VALVE	DC	DROP CURB
⊖	TELEPHONE BOX	SL	STORM LINE
⊖	POST	SL	SANITARY LINE
⊖	BOLLARD	EL	ELECTRIC LINE
⊖	DECIDUOUS TREE	GL	GAS LINE
⊖	CONIFEROUS TREE	OW	OVERHEAD WIRES
⊖	DECIDUOUS SHRUB	PL	PROPERTY LINE
⊖	SINGLE POST SIGN	ROWB	RIGHT-OF-WAY BOUNDARY
⊖	SINGLE LIGHT	APB	ADJOINING PROPERTY LINE
⊖	DOUBLE LIGHT	WLE	WATER LINE EASEMENT

- GENERAL NOTES:**
- INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY COMPLETED BY MJ ENGINEERING, ARCHITECTURE, LANDSCAPE ARCHITECTURE, AND LAND SURVEYING, P.C. ON SEPTEMBER 24, 2025.
 - THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD83/2011, EPOCH 2010.00), NEW YORK STATE PLANE EAST ZONE 3101.
 - THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVDB88), GEOID18.
 - CONTOUR INTERVAL = 1 FOOT.
 - NORTH IS ORIENTED TO GRID NORTH FROM GPS OBSERVATION.
 - UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE AND INFORMATION RECORDED DURING CONVENTIONAL SURVEY METHODS. THIS MAPPING DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES ON SITE AND IS SUBJECT TO FIELD VERIFICATION.
 - SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SURVEY IS SUBJECT TO ANY INFORMATION THAT AN UP TO DATE TITLE REPORT MAY DISCLOSE.
 - 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. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS SEAL AND SIGNATURE SHALL NOT BE CONSIDERED TO BE VALID COPIES.

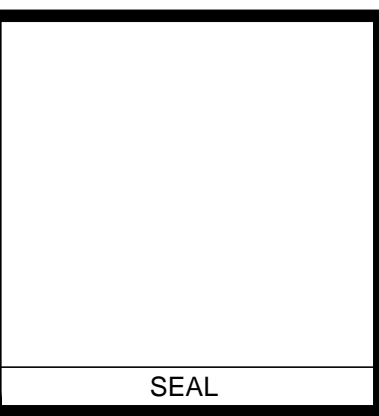
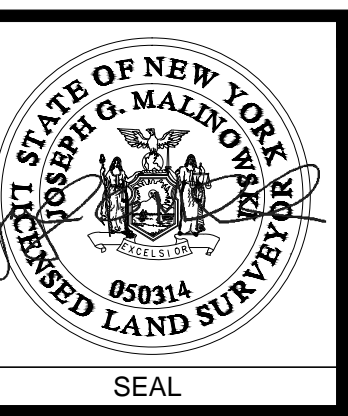
- DEED REFERENCE:**
- WAPPINGERS ASSOCIATES, LLC TO WAPPINGER SHOPPING CENTER LLC, DATED OCTOBER 7, 2003 AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON OCTOBER 24, 2003 AS DOCUMENT #02-2003-8783.

- MAP REFERENCES:**
- BOUNDARY INFORMATION SHOWN HEREON IS FROM A MAP ENTITLED "WAPPINGER SHOPPING PLAZA - POPEYES, MAPPING UPDATE - RESTAURANT PARCEL, LANDS OF WAPPINGER SHOPPING CENTER LLC", PREPARED BY M. ENGINEERING AND LAND SURVEYING, P.C., DATED APRIL 29, 2021, AND KNOWN AS MAP NO. MJ2145.01-15-031.
 - WATER LINE EASEMENT MAP ENTITLED "WATER LINE AS-BUILT AND EASEMENT SURVEY, PREPARED FOR WAPPINGER SHOPPING CENTER, LLC.", PREPARED BY TEC LAND SURVEYING, DATED AUGUST 22, 2011 AND LAST REVISED OCTOBER 18, 2011.



SUBMITTAL / REVISIONS					
No.	DATE	DESCRIPTION	BY	REVIEWED BY:	DATE

PROJ. MANAGER: CWR
 CHIEF DESIGNER:
 DESIGNED BY:
 DRAWN BY: PEM
 CHECKED BY: JGM



THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL LAND SURVEYOR FOR A LAND SURVEYOR, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C.
 21 Corporate Dr., Clifton Park, NY 12065
 (518) 371-0799 mjteam.com

BOUNDARY AND TOPOGRAPHIC SURVEY
 PROPOSED 7 BREW DRIVE-THRU
 COFFEE LOCATION
 1506 U.S. ROUTE 9
 DUTCHESS COUNTY
 TOWN OF WAPPINGER NEW YORK
 PREPARED FOR TOTH AND ASSOCIATES

SCALE: AS SHOWN
 CONTRACT No.:
 MJ PROJ. No.: MJ1521.171
 DATE: NOVEMBER 3, 2025
1 OF 2

