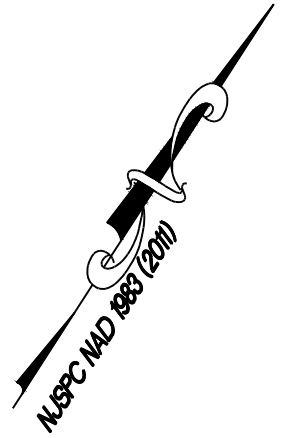
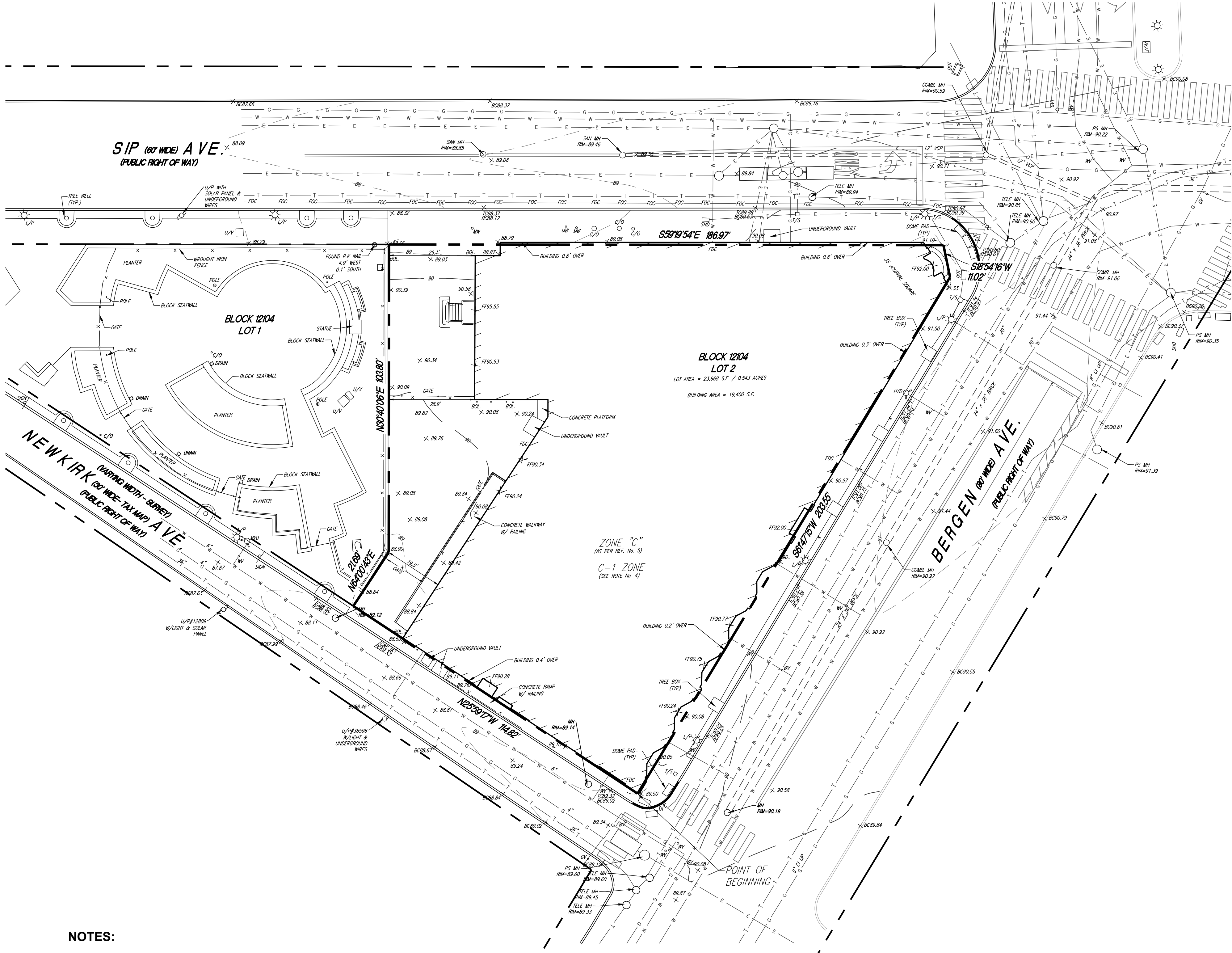


AREA MAP  
(AS PER GOOGLE MAPS)  
NOT TO SCALE



# DRESDNER ROBIN

DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC.  
55 LANE ROAD, SUITE 220, FAIRFIELD, NJ 07004  
TEL: 973.696.2600 FAX: 973.696.1362  
NJ CERTIFICATE OF AUTHORIZATION : 24GA27926000

JERSEY CITY ■ FAIRFIELD ■ ASBURY PARK ■ CHERRY HILL

## LEGEND:

- RIGHT OF WAY LINE
- LOT LINE
- PROPERTY LINE
- FENCE LINE
- CONTOUR LINE
- CURB LINE
- TELECOMMUNICATION CONDUIT
- GAS LINE
- WATER LINE
- OVERHEAD WIRE
- UNDERGROUND ELECTRIC LINE
- GROUND ELEVATION
- PAVEMENT ELEVATION
- TOP & BOTTOM OF CURB ELEVATION
- WATER VALVE
- GAS VALVE
- UTILITY POLE
- HYDRANT
- BOLLARD
- STATE HIGHWAY DEPARTMENT BOX
- CLEAN OUT
- WATER METER

NO	DATE	DESCRIPTION	BY
REVISIONS:			

OWNER:

**SALMAN CAPITAL, LLC**

APPLICANT:

**KINDLE EDUCATION  
FOUNDATION**

A NJ NONPROFIT CORPORATION  
373 COMMUNIPAW AVENUE  
JERSEY CITY, NJ 07304

DRAWING TITLE:

**BOUNDARY &  
TOPOGRAPHIC SURVEY**

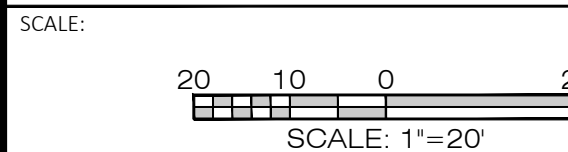
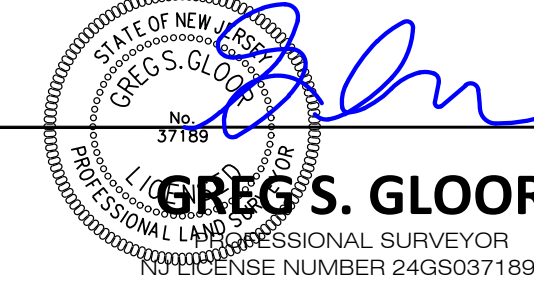
PROJECT:

**35 JOURNAL SQUARE**

LOCATION:

35 JOURNAL SQUARE PLAZA  
LOT 2, BLOCK 12104  
JERSEY CITY  
HUDSON COUNTY,  
NEW JERSEY, 07306

Digitally signed by Greg Gloor  
Date: 2024.01.25 20:29:33-05'00'



DRAWN BY: <b>KAM</b>	CHECKED BY: <b>GSG</b>	DRAWING NUMBER:
SCALE: <b>1"=20'</b>	DATE: <b>01-23-2024</b>	
JOB NO: <b>12149-001</b>	SHEET <b>01</b> OF <b>01</b>	

## DESCRIPTION (LOT 2 IN BLOCK 12104):

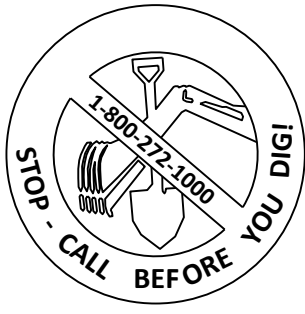
- BEGINNING AT THE POINT OF INTERSECTION FORMED BY THE EASTERLY LINE OF NEWKIRK STREET (VARYING WIDTH) WITH THE NORTHERLY LINE OF BERGEN AVENUE (80' WIDE) AND RUNNING, THENCE
- 1) N 25° 59' 17" W 114.82 FEET ALONG THE EASTERLY LINE OF NEWKIRK STREET (VARYING WIDTH) TO A POINT; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE SOUTHERLY AND EASTERLY LINES OF LOT 1 IN BLOCK 12104 AS SHOWN ON THE CITY OF JERSEY CITY TAX ASSESSMENT MAP.
  - 2) N 64° 00' 43" E 21.69 FEET TO A POINT;
  - 3) N 30° 40' 06" E 103.80 FEET TO A POINT IN THE SOUTHERLY LINE OF SIP AVENUE (60' WIDE); THENCE
  - 4) S 59° 19' 54" E 186.97 FEET ALONG THE SOUTHERLY LINE OF SIP AVENUE (60' WIDE) TO A POINT; THENCE
  - 5) S 18° 54' 16" W 11.02 FEET TO A POINT IN THE NORTHERLY LINE OF BERGEN AVENUE (80' WIDE); THENCE
  - 6) S 61° 47' 15" W 203.55 FEET ALONG THE NORTHERLY LINE OF BERGEN AVENUE (80' WIDE) TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF NEWKIRK STREET (VARYING WIDTH), THE POINT AND PLACE OF BEGINNING.

## NOTES:

- 1) SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND AGREEMENTS OF RECORD.
- 2) VERTICAL DATUM= NORTH AMERICAN VERTICAL DATUM OF 1988/ GEOID 2012a UNITS ARE U.S. SURVEY FEET.
- 3) THE SUBJECT PREMISES DOES NOT LIE WITHIN THE FLOOD HAZARD AREA, AS SHOWN ON REFERENCE NO. 5.
- 4) THE SUBJECT PREMISES LIES WITHIN A C-1 (CENTRAL BUSINESS DISTRICT) ZONE AS PER THE CITY OF JERSEY CITY ZONING MAP.
- 5) FIELD WORK WAS LAST CONDUCTED ON 01/17/2024.

## REFERENCES:

1. TOWNSHIP OF CITY OF JERSEY CITY, HUDSON COUNTY NEW JERSEY TAX MAPS SHEETS 121, TO SHOW CONDITIONS AS OF DECEMBER 2022.
2. MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF 15C IN BLOCK 1869, LOTS A, 4G, 4H, 4J, 5 & 6 IN BLOCK 1871, PREPARED FOR JOURNAL SQUARE PROPERTIES, L.L.C., IN THE CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY" PREPARED BY HANSON ENGINEERING, DATED 12-18-04, LAST REVISED 12-22-04, AS JOB 04-9570, SHEET 1 OF 1.
3. MAP ENTITLED "EXISTING CONDITIONS, HUDSON COMMUNITY COLLEGE, 141 SIP AVENUE, LOT 1, BLOCK 12104, CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY", PREPARED BY DRESDNER ROBIN, DATED 05.04.23, AS JOB NO. 10955-004, SHEET 1 OF 1.
4. MAP ENTITLED "TOPOGRAPHIC/UNDERGROUND UTILITY SURVEY, SIP AVENUE, CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY" PREPARED BY DRESDNER ROBIN, DATED 08-29-2022, AS JOB NO. 09788-229, SHEETS 1, 2 & 4 OF 4.
5. MAP ENTITLED, "FIRM, FLOOD INSURANCE RATE MAP, HUDSON COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL 102 OF 118, COMMUNITY: JERSEY CITY, CITY OF, NUMBER: 340223, PANEL: 0102, SUFFIX: D, MAP NUMBER 34017C0102D, EFFECTIVE DATE: AUGUST 16, 2006." ALSO, AS SHOWN ON MAP ENTITLED, "FIRM, FLOOD INSURANCE RATE MAP, HUDSON COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL 106 OF 118, COMMUNITY: JERSEY CITY, CITY OF, NUMBER: 340223, PANEL: 0106, SUFFIX: D, MAP NUMBER 34017C0106D, EFFECTIVE DATE: AUGUST 16, 2006."



THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS,  
DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE  
ANYWHERE IN THE STATE