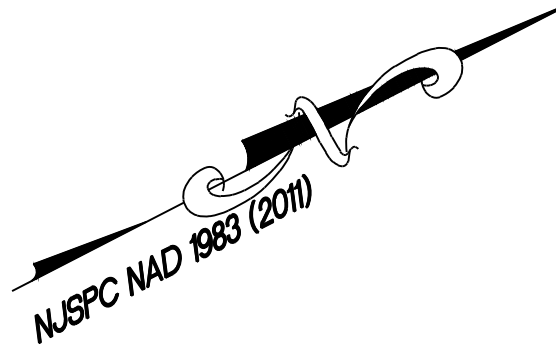




AREA MAP
(AS PER GOOGLE MAPS)
NOT TO SCALE

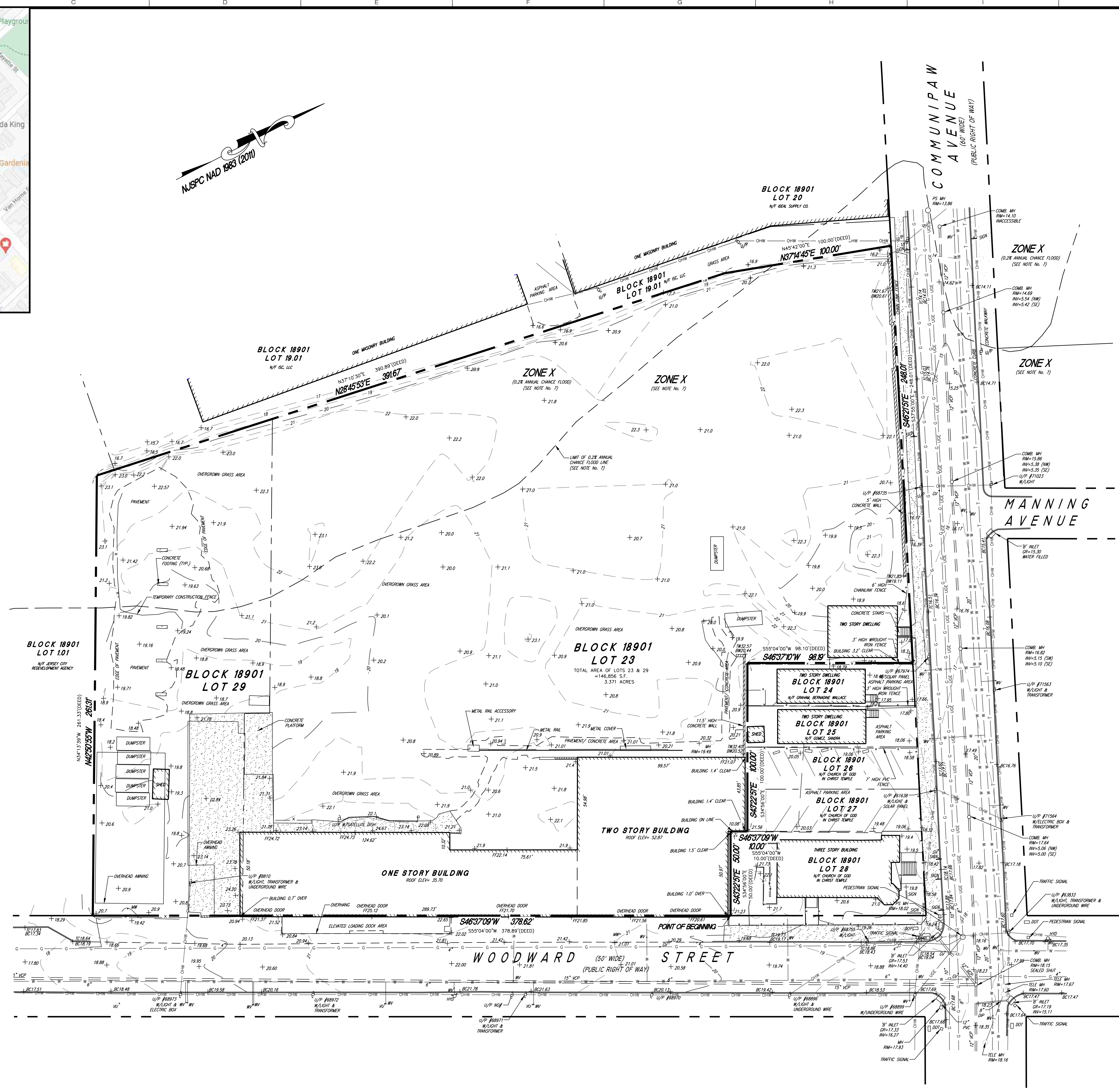


REFERENCES:

- 1) TAX ASSESSORS MAP, CITY OF JERSEY CITY, NEW JERSEY, SHEET No. 189
- 2) MAP ENTITLED "MAJOR SUBDIVISION, BLOCK 18901, LOTS 1, 2, 18, 19, & 22, BLOCK 18903 LOTS 1, 3-5, 8-21, BLOCK 21501 LOT 1.01, IN THE CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY, BERRY LANE PARK". PREPARED BY DRESDNER ROBIN, DATED 07-11-2014, LAST REVISED 01-23-2015, PROJECT No. 80-765.
- 3) MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, TAX LOT 23 AND 29, BLOCK 18901, CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY". PREPARED BY MATRIX NEW WORLD, ENGINEERING PROGRESS, DATED MAY 5, 2016.

NOTES:

- 1) THIS SURVEY WAS PREPARED BASED UPON INFORMATION APPEARING IN A REPORT OF TITLE PREPARED BY MAIN STREET TITLE & SETTLEMENT SERVICES, LLC ISSUING ID: 1046258. COMMITMENT DATE: 10/08/2019.
- 2) DEED OF RECORD:
DEED BOOK 5999, PAGE 205
GRANTOR: J.C. MACELROY CO., INC.
GRANTEE: J.C. MACELROY CO., INC.
RECORDED: MAY 3, 2002
- 3) HORIZONTAL DATUM= NEW JERSEY STATE PLANE NORTH AMERICAN DATUM OF 1983/2011 ADJUSTMENT. VERTICAL DATUM= NORTH AMERICAN VERTICAL DATUM OF 1988/ GEOID2012a. UNITS ARE U.S. SURVEY FEET.
- 4) FIELDWORK COMPLETED ON 10-05-2021.
- 5) SUBJECT TO GRANTS AND EASEMENTS RECORDED IN DEED BOOK 1034, PAGE 62, (EXCEPTION No. 14) NOT PLOTTABLE
- 6) SUBJECT TO ENCROACHMENT AGREEMENT AS SET FORTH IN DEED BOOK 2965, PAGE 1085 (EXCEPTION No. 15) NOT PLOTTABLE
- 7) THE SUBJECT PREMISES LIES PARTIALLY WITHIN ZONE X AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. THE REST OF THE PREMISES LIES WITHIN AN AREA DESIGNATED AS ZONE X AS SHOWN ON MAP ENTITLED, "FIRM, FLOOD INSURANCE RATE MAP, HUDSON COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL 104 OF 118, COMMUNITY: JERSEY CITY, CITY OF, NUMBER: 340223, PANEL: 0104, SUFFIX: F, MAP NUMBER 34017C0104F, REVISED PRELIMINARY JANUARY 30, 2015.



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: 246A27926000
JERSEY CITY ■ FAIRFIELD ■ ASBURY PARK ■ CHERRY HILL

LEGEND:

	CONCRETE
	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

01	08.09.2022	ISSUED FOR PLANNING BOARD SUBMISSION	TJR
Nr	DATE	DESCRIPTION	BY

REVISIONS:

APPLICANT:

417 COMMUNIPAW OZ, LLC
21 HEMLOCK DRIVE
LONG VALLEY, NEW JERSEY 07853

DRAWING TITLE:

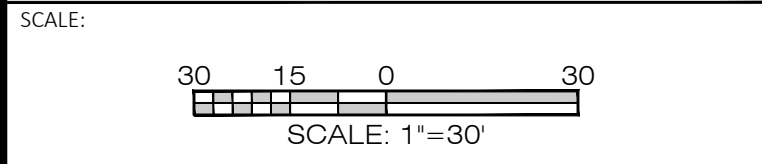
BOUNDARY AND TOPOGRAPHIC SURVEY

PROJECT:

417 COMMUNIPAW

LOCATION:
417 COMMUNIPAW AVENUE
LOTS 23 & 29, BLOCK 18901
CITY OF JERSEY CITY
HUDSON COUNTY,
NEW JERSEY, 07304

THOMAS J. REEVES
PROFESSIONAL SURVEYOR
NJ LICENSE NUMBER 24GS04344500



DRAWN BY KAM	CHECKED BY GSG	DRAWING NUMBER
SCALE 1"=30'	DATE 10.26.2021	
JOB No: 11276-001	SHEET 01 OF 01	