

AREA MAP
(AS PER GOOGLE MAPS)
NOT TO SCALE

UTILITY NOTES:

1. THE LOCATION AND DEPTH OF ALL SUBSURFACE UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON OBVIOUS ABOVE GROUND PHYSICAL UTILITY APURTENANCES. THE EXACT DEPTH AND LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE VERIFIED BY OWNER, BY DIGGING TEST HOLES, PRIOR TO CONSTRUCTION. ADDITIONAL UTILITIES MAY EXIST.
2. CONTRACTOR SHALL CALL 1-800-273-1000 FOR UTILITY MARK-OUT PRIOR TO DIGGING, EXCAVATING AND/OR CONSTRUCTION. EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, EXIST ON AND ADJACENT TO THIS SITE. EACH CONTRACTOR OR SUBCONTRACTOR IS TOTALLY RESPONSIBLE FOR DETERMINING THE LOCATION OF SUCH UTILITIES, BOTH ON AND ADJACENT TO THE SITE AND AT BUILDING ENTRY POINTS, PRIOR TO PROCEEDING WITH ANY WORK. EACH CONTRACTOR OR SUBCONTRACTOR IS FURTHER RESPONSIBLE FOR COORDINATING ANY REQUIRED UTILITY SHUT-DOWNS OR INTERRUPTIONS WITH BUILDING TENANTS BEING SERVICED BY SUCH UTILITIES.

REFERENCES:

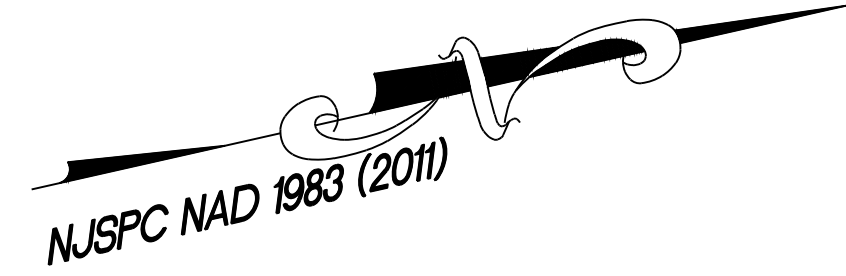
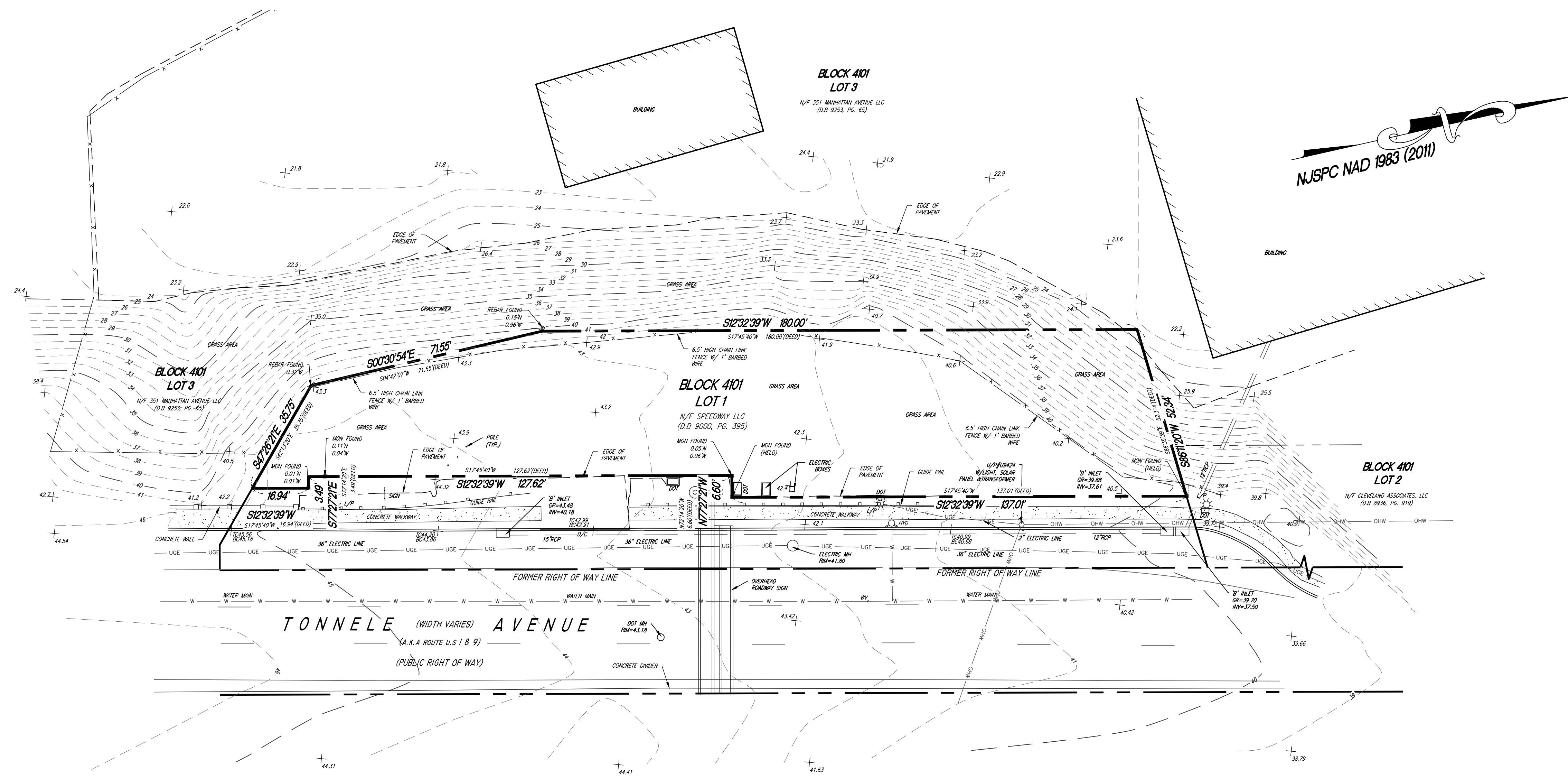
- 1) TAX MAP, JERSEY CITY, HUDSON COUNTY, NEW JERSEY, SHEETS 41 & 53.
- 2) MAP ENTITLED "SURVEY OF PROPERTY 363 TONNELLE AVE, JERSEY CITY, NJ, SPEEDWAY-STORE-1372-JERSEY CITY, NJ, 21-12-0214", PREPARED BY CDS COMMERCIAL DUE DILIGENCE SERVICES, DATED 02/28/2022.

NOTES:

- 1) HORIZONTAL DATUM = NEW JERSEY STATE PLANE NORTH AMERICAN DATUM OF 1983/2011 ADJUSTMENT, VERTICAL DATUM = NORTH AMERICAN VERTICAL DATUM OF 1988/GEOD2011a. UNITS ARE U.S. SURVEY FEET.
- 2) UNLESS OTHERWISE NOTED, COORDINATES SHOWN IN THIS SURVEY ARE NAD83(2011) AND NAVD 88(GEOD12a) WITH A 2dms NETWORK ACCURACY OF ±0.03' HORIZONTAL AND ±0.06' VERTICAL. LOCAL ACCURACY AT 2dms IS ±0.02' HORIZONTAL AND ±0.02' VERTICAL.
- 3) FIELD WORK COMPLETED ON 07/22/2022.

LEGEND:

- CONCRETE
- RIGHT OF WAY LINE
- LOT LINE
- PROPERTY LINE
- FENCE LINE
- CONTOUR LINE
- GUIDE RAIL
- CURB LINE
- WATER LINE
- OVERHEAD WIRE
- UNDERGROUND ELECTRIC LINE
- GROUND ELEVATION
- PAVEMENT ELEVATION
- TOP & BOTTOM OF CURB ELEVATION
- WATER VALVE
- UTILITY POLE
- HYDRANT



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

NO	DATE	DESCRIPTION	BY
REVISIONS:			

OWNER/APPLICANT:

361 TONNELE LLC
P.O. BOX 77835
WOODSIDE, NEW YORK 11377

DRAWING TITLE:

TOPOGRAPHIC SURVEY

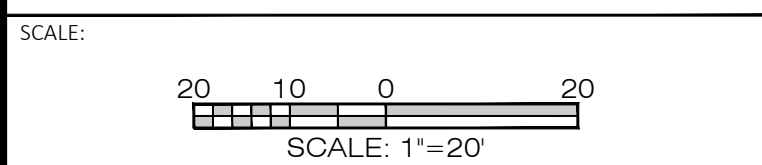
PROJECT:

361 TONNELE AVENUE

LOCATION:

LOT 1, BLOCK 4101
CITY OF JERSEY CITY
HUDSON COUNTY,
NEW JERSEY

GREG S. GLOOR
PROFESSIONAL SURVEYOR
NJ LICENSE NUMBER 24GS03718900



DRAWN BY: KAM	CHECKED BY: GSG	DRAWING NUMBER:
SCALE: 1"=20'	DATE: 07-28-2022	
JOB No: 11894-001	SHEET 01 OF 01	