

Z:\RUTHERFORD\WORKING\BUNKER\PLANT\CD\NYC-220166\WCSCHMANN\ARCHITECT\JUL-27-2018\WEST SIDE AVENUE (60' WIDE) - JERRY CITY\NYC-220166\CD\NYC-220166.dwg

SURVEY NOTES

- THIS SURVEY AND THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED DURING SEPTEMBER OF 2022 AND SUPPLEMENTED DURING JANUARY OF 2023, BASED ON AVAILABLE MAPS AND DEEDS OF RECORD, AND PHYSICAL EVIDENCE. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAYS AND AGREEMENTS OF RECORD THAT A TITLE SEARCH MAY DISCLOSE.
- THIS SURVEY IS VALID ONLY WHEN A DIGITAL OR EMBOSSED SEAL IS AFFIXED HERETO.
- THE CERTIFICATION SHOWN HEREON IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ANY SUBSURFACE UTILITIES SHOWN HAVE BEEN LOCATED FROM MARKOUTS OBSERVED ON SITE DURING THE FIELD SURVEY, AND SURFACE FEATURES SUCH AS VALVES, MANHOLES AND GRATES, STORM DRAINAGE AND OR SANITARY INVERTS ARE DEPICTED BASED ON OBSERVATIONS MADE IN THE FIELD. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION USED. THE SURVEY HAS NOT PHYSICALLY LOCATED THE UTILITIES BEFORE ANY EXCAVATIONS ARE BEGUN. THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- BEARINGS ARE REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), ESTABLISHED VIA RTK GPS OBSERVATIONS.
- BENCHMARK = MAG NAIL = 36.71' (NAVD88).
BENCHMARK = MAG NAIL = 37.37' (NAVD88).
- BASEMENT OR BELOW GRADE STRUCTURES (IF ANY) UNKNOWN.
- A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C14 (C45-8-36.3) AND N.J.A.C. 13:40-5.1(D).

SURVEY REFERENCES

- DEED BETWEEN 801 WEST SIDE, LLC AND WATERFALL VICTORIA MORTGAGE TRUST 2010-SBC1 RESO, LLC, DATED 8/29/2013 AND RECORDED IN THE HUDSON COUNTY CLERKS OFFICE ON 9/20/2013 AS DB: 8933 PG. 539.
- DEED BETWEEN SALEST REALTY COMPANY AND MUHAMMED ASGHAR & MUSTRAT ASGHAR, DATED 12/24/1985 AND RECORDED IN THE HUDSON COUNTY CLERKS OFFICE ON 1/02/1996 AS DB: 3499 PG. 300.
- DEED BETWEEN THE BLACKMAN FAMILY LIMITED PARTNERSHIP AND HERMAN & ANNE BLACKMAN, DATED 11/23/1992 AND RECORDED IN THE HUDSON COUNTY CLERKS OFFICE ON 12/10/1992 AS DB: 4557 PG. 270.
- DEED BETWEEN THE BLACKMAN FAMILY LIMITED PARTNERSHIP AND GREGORY JUDGE, DATED 2/09/2018 AND RECORDED IN THE HUDSON COUNTY CLERKS OFFICE ON 2/28/2018 AS DB: 9286 PG. 398.
- A MAP ENTITLED "MAP OF PROPERTY BELONGING TO L.D. LANDRINE AND B. & W. DECKER, SOUTH BERGEN, HUDSON COUNTY, NJ" PREPARED BY I.B. & D.E. CULVER CITY SURVEYORS, DATED FEBRUARY 1862 AND RECORDED IN THE HUDSON COUNTY CLERKS OFFICE ON 2/15/1861 AS FILED MAP#9229.
- TAX MAP, CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY, SHEET #163 & #147.
- A MAP ENTITLED "MAPS OF THE JERSEY CITY SEWER SYSTEM" PREPARED BY JERSEY CITY SEWERAGE AUTHORITY, DATE OF ISSUE: FEBRUARY OF 1986, SHEET#25.
- A MAP ENTITLED "WEST SIDE AVE WATER MAP" PROVIDED BY THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY, MAP PREPARED BY: ESRI COMMUNITY MAPS CONTRIBUTORS, DATE NOT PROVIDED.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (UNSHADED) (AREA DETERMINED TO BE OUTSIDE THE .02% ANNUAL CHANCE FLOODPLAIN), OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 340223 (PANEL 0102), MAP NUMBER 34017C0102 WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2006.

SURVEYOR'S DESCRIPTION

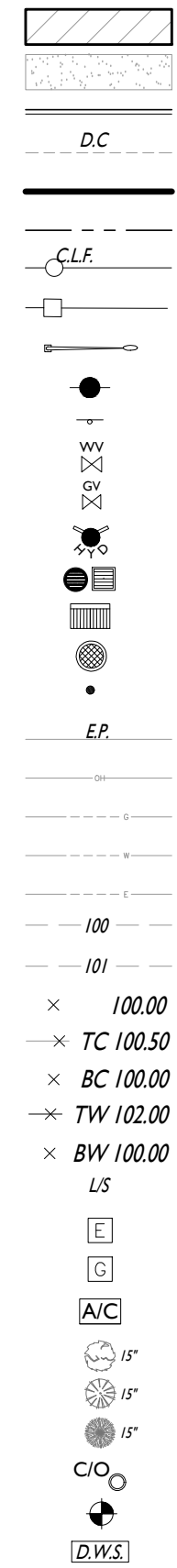
ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, LYING AND BEING IN THE CITY OF JERSEY CITY, HUDSON COUNTY AND STATE OF NEW JERSEY:

BEGINNING AT A POINT ON THE NORTH-WESTERLY LINE OF WEST SIDE AVENUE (60 FEET WIDE), WHERE THE SAID POINT IS INTERSECTED BY THE DIVISION LINE BETWEEN LOTS 10 AND 11, BLOCK 14705, SAID BEGINNING POINT HAVING COORDINATES N:690.123.84, E:609.538.15 IN THE NEW JERSEY STATE PLANE COORDINATE SYSTEM - (NAD83) AND RUNNING, THENCE:

- ALONG SAID DIVISION LINE BETWEEN LOTS 10 AND 11, N 59°57'30" W, A DISTANCE OF 128.95 FEET TO A POINT, THENCE;
- ALONG A COMMON LINE BETWEEN LOTS 10, 9, 23 & 24, BLOCK 14705, N 29°58'44" E, A DISTANCE OF 51.67 FEET TO A POINT, THENCE;
- ALONG THE DIVISION LINE BETWEEN LOTS 25 AND 24, BLOCK 14705, N 60°01'16" W, A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF DELAWARE AVENUE (60 FEET WIDE), THENCE;
- ALONG SAID LINE OF DELAWARE AVENUE, N 29°58'44" E, A DISTANCE OF 8.08 FEET TO A POINT, THENCE;
- ALONG THE DIVISION LINE BETWEEN LOTS 25 AND 26, BLOCK 14705, S 60°01'16" E, A DISTANCE OF 100.00 FEET TO A POINT, THENCE;
- ALONG A COMMON LINE BETWEEN LOTS 9, 8, 7, 6, 26, 27, 28 AND 29, BLOCK 14705, N 29°58'44" E, A DISTANCE OF 100.36 FEET TO A POINT, THENCE;
- ALONG THE DIVISION LINE BETWEEN LOTS 6 AND 7 & 5, BLOCK 14705, S 59°57'30" E, A DISTANCE OF 120.19 FEET TO A POINT ON THE AFORESAID LINE OF WEST SIDE AVENUE, THENCE;
- ALONG SAID LINE OF WEST SIDE AVENUE, S 28°34'30" W, A DISTANCE OF 29.43 FEET TO AN ANGLE POINT IN SAME, THENCE;
- ALONG THE SAME, S 26°27'30" W, A DISTANCE OF 130.95 FEET TO THE POINT AND PLACE OF BEGINNING.

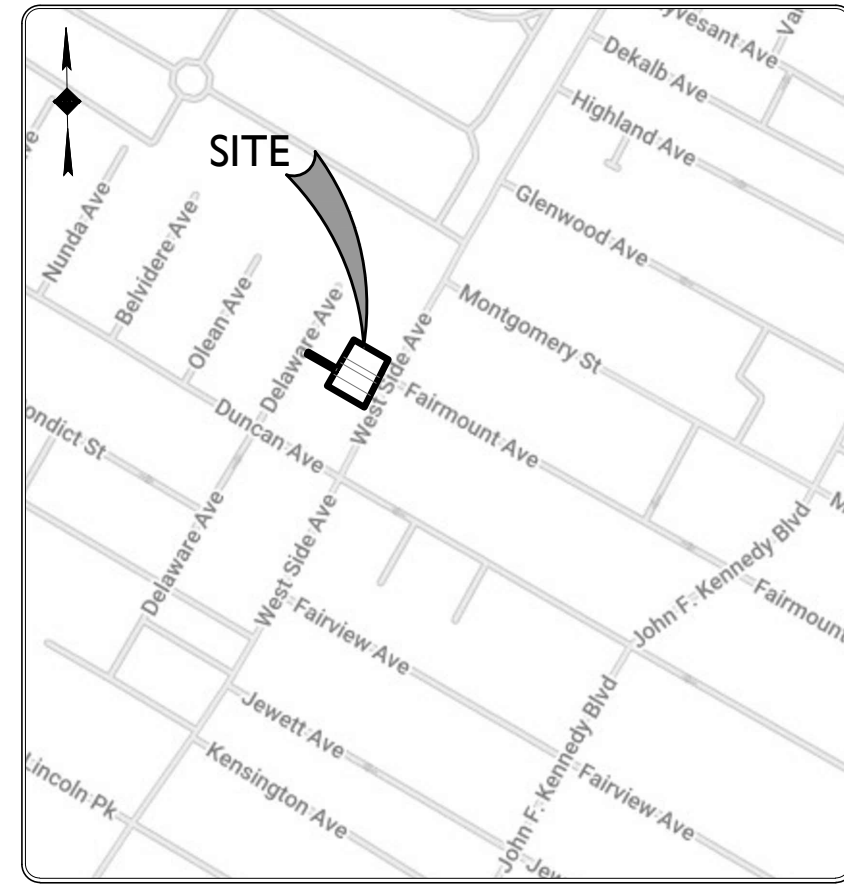
(BEING KNOWN AS LOTS 6, 7, 8, 9, 10 & 25 - BLOCK 14705)
CONTAINING 20,682 S.F. OR 0.475 AC.

SYMBOL



DESCRIPTION

BUILDING
CONCRETE SIDEWALK / MAT
ASPHALT / CONCRETE CURB
DEPRESSED CURB
PROPERTY LINE
ADJACENT PROPERTY LINE
CHAIN LINK FENCE
BOARD-ON-BOARD FENCE
MAST ARM LIGHT POLE
POLE
SIGNS
WATER VALVE
GAS VALVE
FIRE HYDRANT
DRAIN
INLET
MAN HOLE
BOLLARDS
EDGE OF PAVEMENT
OVERHEAD WIRE
UNDERGROUND GAS LINE
UNDERGROUND WATER LINE
UNDERGROUND ELEC LINE
MAJOR CONTOUR
MINOR CONTOUR
GRADE SPOT SHOT
TOP OF CURB SHOT
BOTTOM OF CURB SHOT
TOP OF WALL SHOT
BOTTOM OF WALL SHOT
LANDSCAPING
ELEC METER
GAS METER
AIR CONDITIONING UNIT
DECIDUOUS TREE - DIAMETER NOTED
CONIFEROUS TREE - DIAMETER NOTED
PINE TREE - DIAMETER NOTED
CLEAN OUT
BENCH MARK
DETECTABLE WARNING STRIP



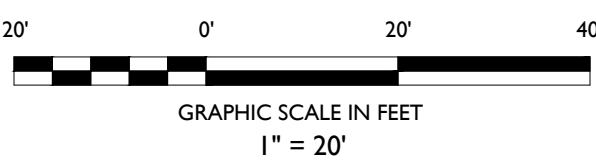
SOURCE: GOOGLE MAPS VICINITY MAP
NOT TO SCALE



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FAIRMOUNT AVENUE
(54' WIDE - TAX MAP)

WEST SIDE AVENUE
(60' WIDE)



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BOUNDARY & TOPOGRAPHIC SURVEY

MAP OF SURVEY OF:
TAX MAP LOTS 6, 7, 8, 9, 10 & 25, BLOCK 14705
801 & 805 WEST SIDE AVENUE (LOTS 6 & 7)
799 WEST SIDE AVENUE (LOT 8)
795 - 797 WEST SIDE AVENUE (LOT 9)
791 WEST SIDE AVENUE (LOT 10)
200 DELAWARE AVENUE (LOT 25)
CITY OF JERSEY CITY
COUNTY OF HUDSON, STATE OF NEW JERSEY

ISSUE	DATE	DRAFT BY	CHECK BY	FIELD DATE	FIELD CREW	DESCRIPTION
2	01/31/2023	TR	TM	01/12/2023	GY	PER. UPDATED UTILITY INFORMATION
1	9/30/2022	MVZ	TR	9/13/2022	CP	FOR ISSUE

SUBJECT TO RESTRICTIONS, EASEMENTS OF RECORD AND OTHER FACTS WHICH A CURRENT TITLE SEARCH MIGHT DISCLOSE.

THOMAS F. MILLER
NEW JERSEY LAND SURVEYOR No. 24GS03626400
LICENSED PROFESSIONAL LAND SURVEYOR
NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 24GA28184500

SCALE: 1"=20' PROJECT ID: NYC-220166 SHEET: 1 OF 1