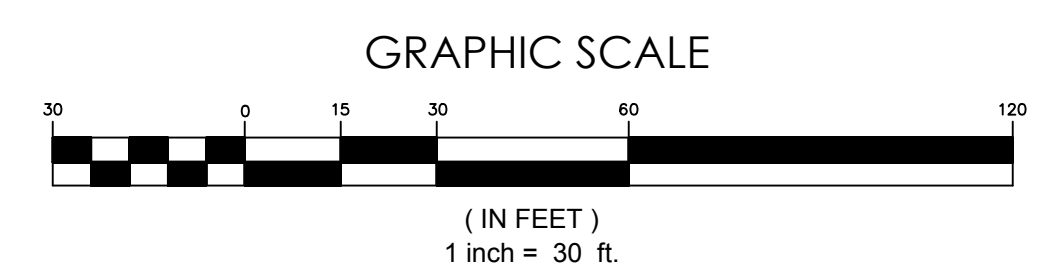


FLOOD NOTE:
 BY GRAPHICAL PLOTTING ONLY, SITE IS LOCATED WITHIN ZONE X AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 34017C0102D, EFFECTIVE DATE AUGUST 16, 2006.

REFERENCES
 BASIS OF TITLE: DEED BOOK 4781, PAGE 193.
 SURVEY OF LOT E3, BLOCK 1644, PREPARED BY JOB & JOB CONSULTING ENGINEERS & LAND SURVEYORS, DATED JUNE 29, 1984.
 BOUNDARY AND TOPOGRAPHIC SURVEY OF LOT E.02, BLOCK 1649, PREPARED BY BOSWELL ENGINEERING, DATED DEC. 4, 2001.
 MAP OF PROPERTY OF B.J. POWER, LLC, LOT F3, BLOCK 1640 PREPARED BY GB ASSOCIATES, DATED OCT. 2, 2002.
 TAX MAP CITY OF JERSEY CITY, SHEET 117.
 HUDSON COUNTY IMPROVEMENT AUTHORITY DUNCAN AVENUE RECONSTRUCTION PROJECT, PREPARED BY PS&S, DATED SEPT. 30, 2016.

- NOTES, certification continued:**
- BOUNDARIES SHOWN ARE THE RESULT OF AN ACTUAL FIELD SURVEY BASED ON AVAILABLE MAPS, DEEDS OF RECORD AND PHYSICAL EVIDENCE, BUT ARE SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS AND AGREEMENTS OF RECORD THAT AN ACCURATE AND THOROUGH TITLE SEARCH MAY DISCLOSE.
 - A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(d).
 - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
 - LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON OBVIOUS ABOVE GROUND PHYSICAL UTILITY APPURTENANCES AND ACCESSIBLE MANHOLES. THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED BY DIGGING TEST HOLES PRIOR TO ANY DESIGN OR CONSTRUCTION. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
 - HORIZONTAL DATUM BASED ON NAD 83, VIA GLOBAL POSITIONING SYSTEMS (GPS). THE GEOGRAPHIC AND STATE PLANE COORDINATES CONTAINED HEREON WERE THE RESULT OF A SURVEY USING R.T.K. DUAL FREQUENCY G.P.S./G.N.S.S. RECEIVERS AND HAVING A POSITIONAL TOLERANCE LESS THAN 2 CM AT THE 95% CONFIDENCE LEVEL. REFERENCE MONUMENTS PROVIDED BY MULTIPLE KEYNET VIRTUAL BASE STATIONS OBSERVED ON NOV. 13, 2015.
 - VERTICAL DATUM BASED ON NAVD 88, GEOID 12A.
 - ADJOINING STRUCTURES ARE APPROXIMATE AND SHOWN FOR GRAPHICAL PURPOSES ONLY.
 - DUE TO THE TRACTOR TRAILER COVERAGE, SOME FEATURES HAVE BEEN OMITTED.
 - TOTAL LOT AREA = 197,227 SQUARE FEET OR 4.527 ACRES



FIELD DATE: 6/04/2019	DRAWN BY: M.R.	CHECKED BY: M.R.	BOUNDARY AND TOPOGRAPHIC SURVEY OF 480 DUNCAN AVENUE LOT 11, 12 AND 13 IN TAX BLOCK 11707 CITY OF JERSEY CITY COUNTY OF HUDSON STATE OF NEW JERSEY
CERT. OF AUTH. 24GA28149000	FIELD CREW: M.R. M.T. M.M	REVISIONS NO. DATE	
I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD BY ME, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.			 10 NORTH FIFTH STREET PARK RIDGE, NJ 07656 P 201-505-8905 www.firstsightsurveying.com
NOT VALID UNTIL SEALED MILOSLAV REHAK N.J. PROFESSIONAL LAND SURVEYOR NO. 43233			
SCALE: 1" = 30'	DATE: JUNE 22, 2019	PROJECT NO: FS19-122	SHEET NO: LS-1