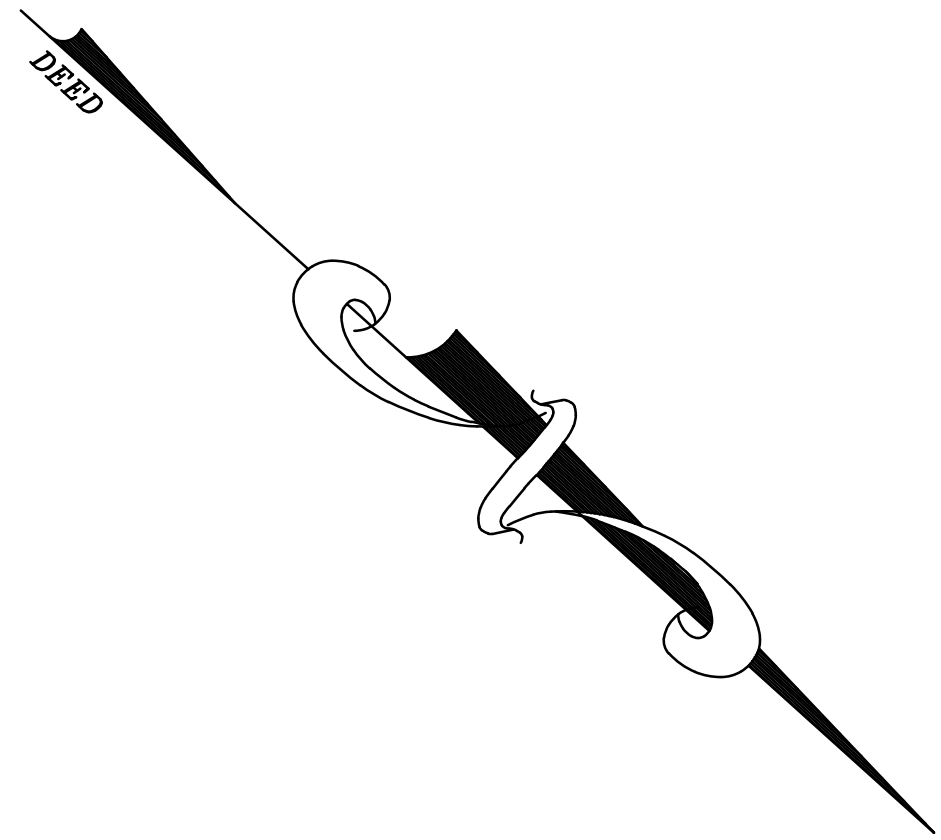
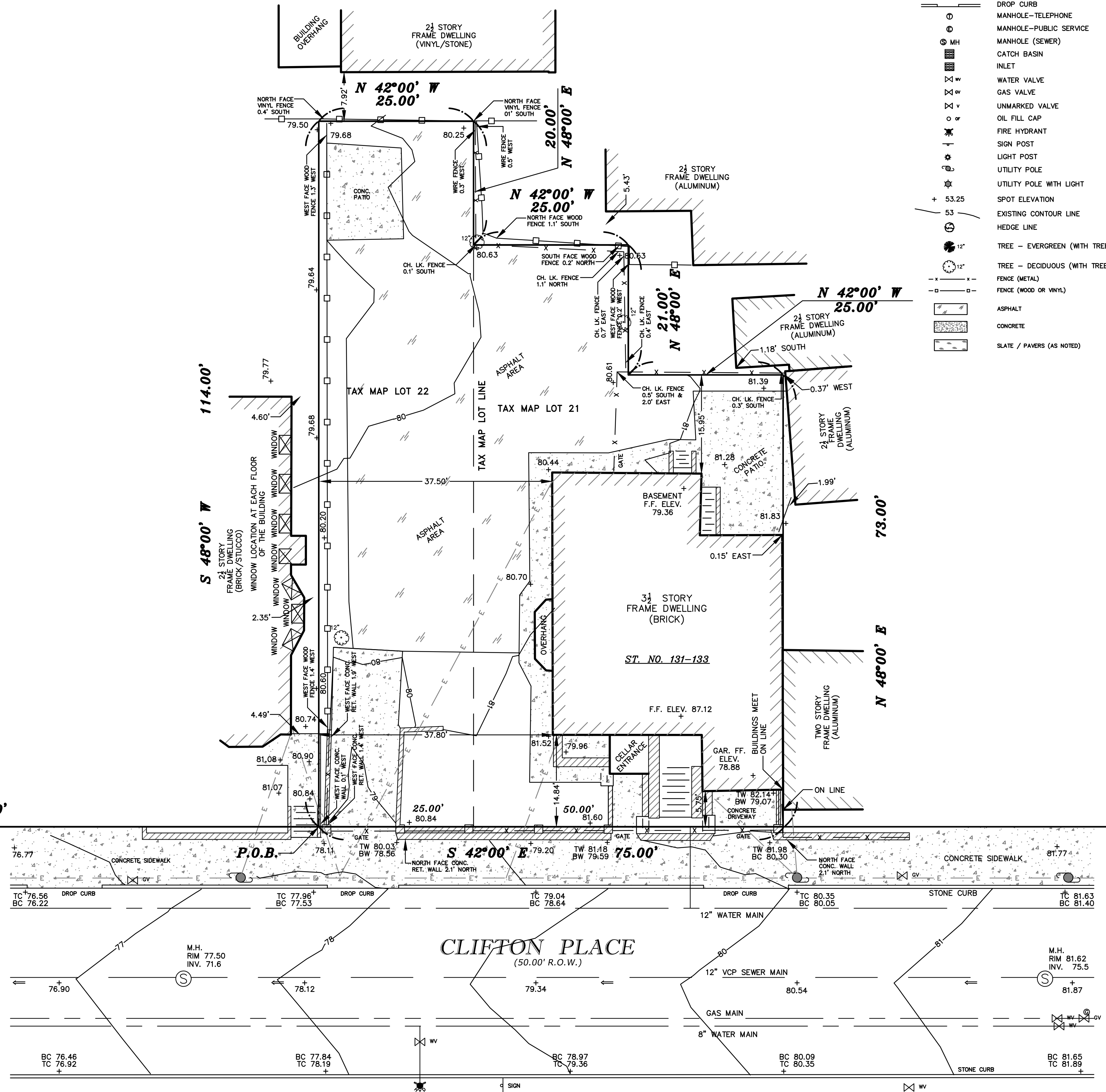




CLIFTON PLACE
(50.00' R.O.W.)

150.00'



LEGEND

	BOUNDARY LINE
	R.O.W. LINE
	OVERHEAD WIRES
	CURB LINE
	DROP CURB
	MANHOLE-TELEPHONE
	MANHOLE-PUBLIC SERVICE
	MANHOLE (SEWER)
	CATCH BASIN
	INLET
	WATER VALVE
	GAS VALVE
	UNMARKED VALVE
	OIL FILL CAP
	FIRE HYDRANT
	SIGN POST
	LIGHT POST
	UTILITY POLE
	UTILITY POLE WITH LIGHT
	SPOT ELEVATION
	EXISTING CONTOUR LINE
	HEDGE LINE
	TREE - EVERGREEN (WITH TREE SIZE)
	TREE - DECIDUOUS (WITH TREE SIZE)
	FENCE (METAL)
	FENCE (WOOD OR VINYL)
	ASPHALT
	CONCRETE
	SLATE / PAVERS (AS NOTED)



200' RADIUS MAP & PREVAILING BUILDING SETBACKS
(NOT TO SCALE)

DEED REFERENCES:

TAX MAP LOT 21:
DEED BOOK 9562 PAGE 443, ET. SEQ.
DATED 05/17/2021

TAX MAP LOT 22:
DEED BOOK 9562 PAGE 418, ET. SEQ.
DATED 05/17/2021

NOTES:

1. LOCATIONS AND TYPES OF UTILITIES SHOWN HEREON ARE DERIVED FROM FIELD LOCATION AND UTILITY MAP LOCATION. PRIOR TO ANY EXCAVATION CONTACT THE CITY OF JERSEY CITY ENGINEER'S OFFICE, SEWER, WATER AND TRAFFIC DEPARTMENT, N.J. BELL TEL. CO., AND PUBLIC SERVICE ELECTRIC & GAS CO.

FOR LOCATION, DEPTH AND MARK-OUT OF UTILITIES YOU MUST CALL 800-272-1000

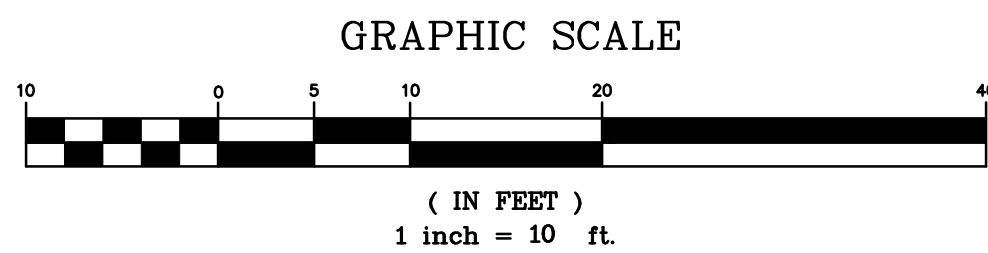
2. STANDARD COVER FOR GAS: 3.0' +/- AVERAGE.

3. STANDARD COVER FOR WATER: 4.0' +/- AVERAGE.

4. ALL ELEVATIONS AND CONTOURS SHOWN ARE EXISTING AND ARE BASED ON NAVD 1988 DATUM

5. THIS SURVEY IS SUBJECT TO THE FACTS AND FINDINGS OF A COMPLETE TITLE SEARCH.

6. THIS SURVEY IS NOT VALID UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.



THIS SURVEY IS CERTIFIED TO AND PREPARED FOR:
GN MANAGEMENT

I, VALERY BRAGINSKY, PLS, CERTIFY THAT THE SURVEY OF LANDS SHOWN HEREON WAS PERFORMED AT THE PROPERTY UNDER MY DIRECT SUPERVISION ON THE DATE LISTED ON THIS SURVEY MAP. THIS CERTIFICATION IS MADE ONLY TO THE NAMED PARTIES FOR PURPOSE OF MUNICIPALITY SUBMITTAL, PURCHASE AND/OR MORTGAGE FROM LENDER AS NAMED. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO AND OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY. THIS SURVEY IS INVALID WITHOUT THE EMBOSSED SEAL OF THE SURVEYOR. SUBJECT TO ALL EASEMENTS OR RIGHT-OF-WAY OF RECORD.

					LOT AREA 7,025 SQ. FT. OR 0.161 ACRES
1	9/20/2022	ADJ. BUILDING WINDOWS	VB	DRAWN BY : SW	CHECKED BY: VB
NO.	DATE	DESCRIPTION	BY	DATE: 08/25/2022	SCALE: 1" = 10'
				JOB NO.: 2208-23	

BOUNDARY & TOPOGRAPHIC SURVEY
OF LANDS LOCATED AT
131-133 CLIFTON PLACE
LOTS 21 & 22 IN BLOCK 15302 ON TAX MAPS OF
CITY OF JERSEY CITY HUDSON COUNTY NEW JERSEY



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TEL. (732) 326-9090 FAX (866) 464-8910



BRAGINSKY SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS