

GENERAL NOTES

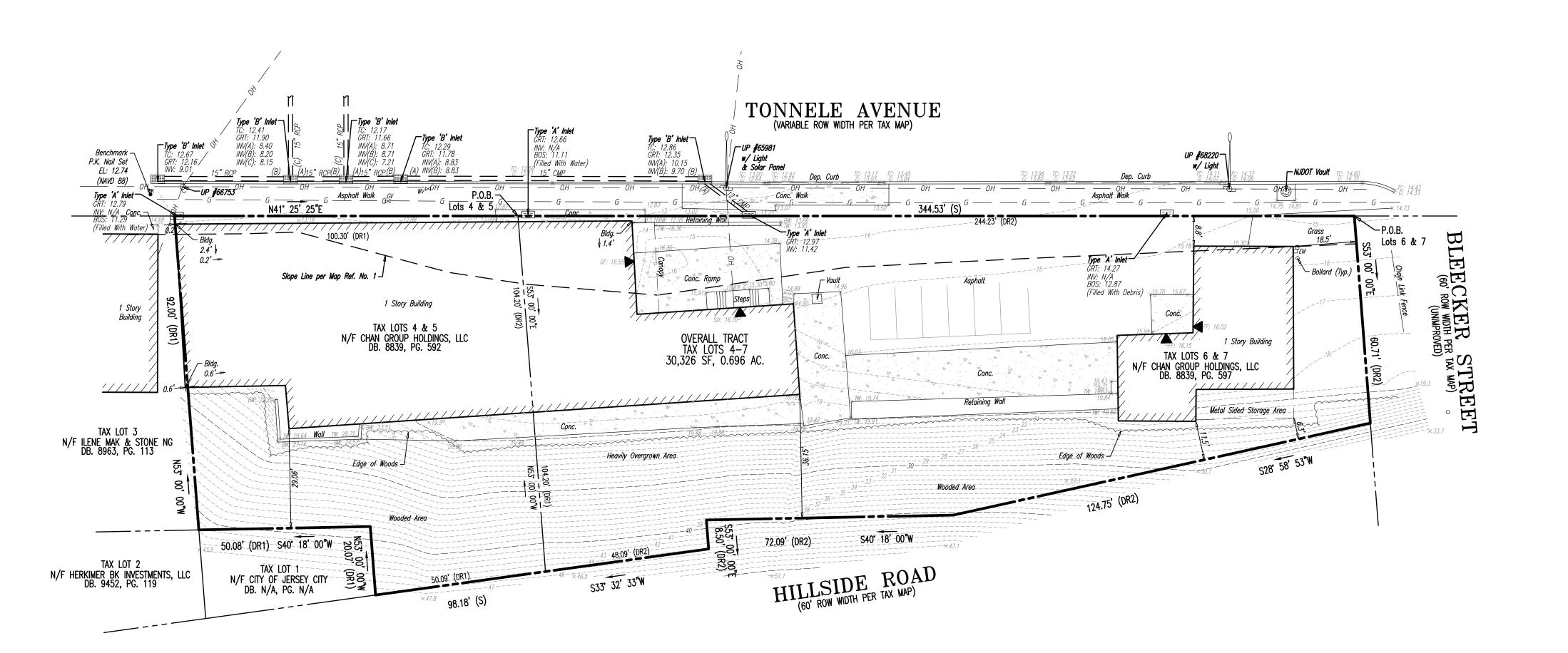
- 1. THE LOT AND BLOCK NUMBERS SHOWN ARE BASED ON THE TAX MAP OF THE CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY, SHEET NO. 20.
- 2. HORIZONTAL DATUM DEED BOOK 8839, PAGE 592.
- 3. VERTICAL DATUM NAVD 88 (GEOID 12A), BASED ON GPS FIELD OBSERVATIONS PERFORMED BY DYNAMIC SURVEY ON JULY 9, 2021, UTILIZING THE LEICA RTK CORS NETWORK.
- 4. FIELD WORK PERFORMED BY DYNAMIC SURVEY ON JULY 9 & 15, 2021.
- 5. A WRITTEN WAIVER AND DIRECTION NOT TO SET PROPERTY CORNERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (C45:8–36.3) AND N.J.A.C.
- 6. 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 CONDITIONS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. PROPERTY IS SUBJECT TO SUB-SURFACE CONDITIONS AND/OR ENCROACHMENTS NOT DISCLOSED BY PUBLIC RECORD, IF ANY.
- 7. DYNAMIC SURVEY MAKES NO GUARANTEES THAT ALL UTILITIES ARE SHOWN AND ANY LOCATIONS SHOWN ARE APPROXIMATE BASED ON MARKOUT UNLESS NOTED OTHERWISE, ALL UTILITY LOCATIONS MUST BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR TO ADDITIONAL DESIGN, EXCAVATION OR CONSTRUCTION. CONTACT UTILITIES TOLL FREE 1-800-272-1000.
- 8. NOT ALL LOT LINES OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREON HAVE BEEN FIELD SURVEYED AND ARE SHOWN AS A GRAPHICAL REPRESENTATION OF EXISTING LOT LINES BASED ON DEED, FILED MAPS AND TAX MAP INFORMATION.
- 9. BY GRAPHICAL PLOTTING THE PREMISES IS LOCATED IN ZONE 'X' PER FLOOD INSURANCE RATE MAP NUMBER: 34017C0043D, COMMUNITY NAME: CITY OF JERSEY CITY, EFFECTIVE DATE: 8/16/2006
- 10. NO WETLANDS DELINEATION MARKERS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. THE EXISTENCE OR NONEXISTENCE OF WETLANDS OR OPEN WATERS THAT MAY BE REGULATED BY THE STATE OF NEW JERSEY AND/OR THE GOVERNMENT OF THE UNITED STATES IS NOT A PART OF THIS SURVEY.
- 11. NO ATTEMPT WAS MADE OR LIABILITY IS ASSUMED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS.
- 12. THE OFFSETS SHOWN ON THIS PLAN SHALL NOT BE USED AS THE BASIS FOR THE
- 13. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. OF
- 14. SUBJECT TO ROAD RIGHT-OF-WAY, ALL EASEMENTS, ORDINANCES, COVENANTS AGREEMENTS AND/OR RESTRICTIONS OF RECORD. PERTINENT DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY ARE NOTED HEREON. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PARCEL.

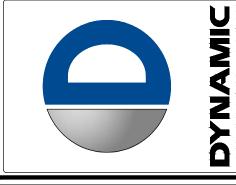
MAP REFERENCES

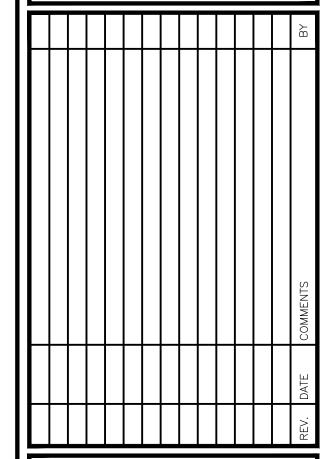
- 1. A PLAN ENTITLED 'NEW JERSEY STATE HIGHWAY DEPARTMENT, GENERAL PROPERTY KEY MAP, TONNELE AVE, ROUTE 1 EXT TO SECAUCUS ROAD, ROUTE 1 (REV OF 1927), SECTION 1, SHOWING EXISTING RIGHT OF WAY AND PARCELS TO BE ACQUIRED IN THE CITY OF JERSEY CITY, HUDSON COUNTY', SHEET 2 OF 3, DATED 1/1928
- A PLAN ENTITLED 'PROPERTY & TOPOGRAPHIC SURVEY, 660-684 TONNELE AVENUE, BLOCK 2001, LOTS 4, 5, 6 & 7, CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY', PREPARED BY DAB SURVEYING INC., DATED OCTOBER 24, 2018.

DEED REFERENCES

DEED BOOK 8839, PAGE 592 - LOTS 4-5
 DEED BOOK 8839, PAGE 597 - LOTS 6-7







SURVEY LEGEND:

(MR) MAP REFERENCE BENCHMARK

 (MR)
 MAP REFERENCE

 (DR)
 DEED REFERENCE

 (S)
 SURVEY

 (BOS)
 BOTTOM OF STRUCTURE

 (TOS)
 TOP OF STRUCTURE

 (AKA)
 ALSO KNOWN AS

 (FKA)
 FORMERLY KNOWN AS

 (C/L)
 CENTERLINE

 X 0.00
 SPOT ELEVATIONS

 X 6: 0.00
 GUTTER ELEV.

 DENCHMARK
 CONC. MONUMENT SE

 CONC. MONUMENT SE
 I.P. / I.B. FND

 I.P. / I.B. SET
 STAKE FND

 STAKE SET
 PK NAIL FND

 PK
 NAIL FND

 PK
 NAIL SET

 DRILL HOLE FND

(C/L) CENTERLINE

× 0.00 SPOT ELEVATIONS

× G: 0.00 GUTTER ELEV.

× TC: 0.00 TOP OF CURB ELEV.

× FF: 0.00 FINISH FLOOR ELEV.

× GF: 0.00 GARAGE FLOOR ELEV.

× BW: 0.00 BOTTOM OF WALL ELEV.

× TW: 0.00 TOP OF WALL ELEV.

CROSS CUT SET

*WSE: 0.00 WATER SURFACE ELEV. P.O.B. POINT OF BEGINNING

GRAPHIC SCALE

-20 0 10 20

(IN FEET)

1 INCH = 20 FT.

DYNAMIC SURVEY, LLC

BOUNDARY & TOPOGRAPHIC SURVEY • FINAL SURVEYS
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ALTA/NSPS LAND TITLE • FOUNDATION LOCATION

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PROJECT:
TMW RETAIL OPERATIONS

BLOCK 2001, LOTS 4-7 660-684 TONNELE AVENUE CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY

CRAIG BLACK

PROFESSIONAL ENGINEER & LAND SURVEYOR
NEW JERSEY LICENSE No. 24GB04257400

Only copies of the original survey with an original land surveyor's embossed seal shall be considered to be valid copies. Signature and embossed seal signify that this certification was prepared in accordance with the existing code of practice adopted by the NJ State Board of Professional Engineers and Land Surveyors. Certifications indicated hereon shall run only to the person for whom the certification is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon. Certifications are not transferable to additional institutions or subsequent owners. Unauthorized alteration or addition to a certification bearing a licensed land surveyor's seal is illegal and punishable by law. Property subject to documents of record.

BOUNDARY & TOPOGRAPHIC SURVEY

 PROJECT No:
 SCALE:
 DATE:

 3910-99-001S
 1"=20"
 07/27/202

 DRAWN BY:
 FIELD BY:
 CHECKED BY:

 DCR
 JWO
 BVT

Rev. #:

