

**SURVEY NOTES**

- THIS SURVEY AND THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED DURING JULY OF 2020 AND SUPPLEMENTED DURING NOVEMBER OF 2021, BASED ON AVAILABLE MAPS AND DEEDS OF RECORD, AND PHYSICAL EVIDENCE. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY 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 (NAVD 88), ESTABLISHED VIA RTK GPS OBSERVATIONS.
- BENCHMARK = MAG NAIL = 9.88' (NAVD88). BENCHMARK = SPIKE = 8.93' (NAVD88).
- BASEMENT OR BELOW GRADE STRUCTURES (IF ANY) UNKNOWN.



## STONEFIELD

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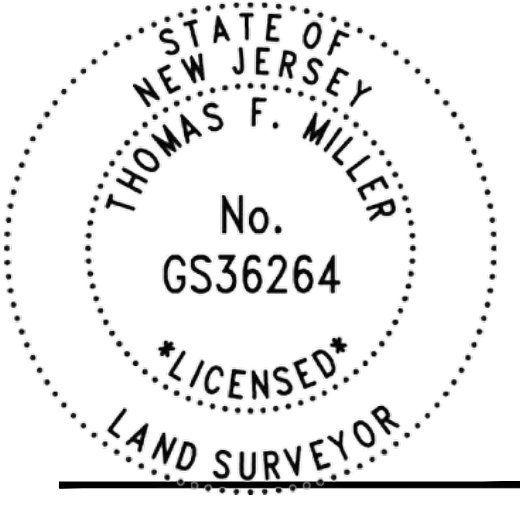
**BOUNDARY & TOPOGRAPHIC SURVEY**

**MAP OF SURVEY OF:**

**TAX MAP LOT 1.05, BLOCK 830  
MEMORIAL BOULEVARD  
CITY OF BAYONNE  
COUNTY OF HUDSON, NEW JERSEY**

ISSUE	DATE	BY	FIELD DATE	FIELD CREW	DESCRIPTION
2	11/23/2021	MB	11/05/2021	GY	UPDATED SITE CONDITIONS
1	08/13/2020	RD	07/30/2020	AW	ISSUED TO CLIENT

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. 24G028184500

SCALE: 1"=40'      PROJECT ID: T-19177      SHEET: 1 OF 1

**SURVEYOR'S DESCRIPTION**

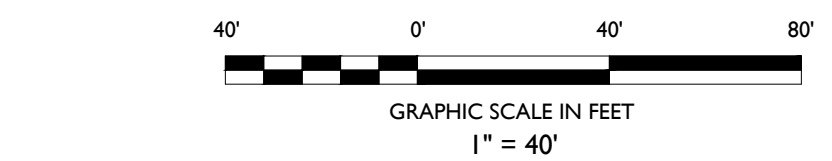
ALL THOSE CERTAIN LOT(S), TRACT(S) OR PARCEL(S) OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE CITY OF BAYONNE, COUNTY OF HUDSON, AND STATE OF NEW JERSEY AND IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEING KNOWN AND DESIGNATED AS LOT 1.05 BLOCK 830 AS SHOWN ON A CERTAIN MAP ENTITLED "MAJOR SUBDIVISION PLAN, THE PENINSULA AT BAYONNE HARBOR TAX LOT 1 BLOCK 830 SITUATED IN CITY OF BAYONNE, HUDSON COUNTY, NEW JERSEY", PREPARED BY MATRIX NEW WORLD ENGINEERING, P.C., DATED FEBRUARY 29, 2016 AND WAS FILED IN THE HUDSON COUNTY REGISTER OF DEEDS ON SEPTEMBER 1, 2016 AS FILED MAP No. 20160901130000160.

BEGINNING AT A POINT IN THE SOUTHWESTERLY SIDE OF MEMORIAL BOULEVARD (VARIABLE WIDTH), ON THE COMMON LOT LINE OF BLOCK 830 LOT 1.05 AND BLOCK 900 LOT 1 AND HAVING COORDINATES N669938.63, E606218.42 IN THE NEW JERSEY STATE PLANE COORDINATE SYSTEM - NAD83, THENCE RUNNING:

- ALONG LANDS NOW OR FORMERLY OF PORT AUTHORITY OF NY & NJ (BLOCK 900 LOT 1) SOUTH 23° 47' 09" WEST A DISTANCE OF 175.20 FEET TO A POINT; THENCE
- ALONG THE NORTHWESTERN RIGHT OF WAY OF ROAD "D" SOUTH 41° 10' 50" WEST A DISTANCE OF 114.92 FEET TO A POINT; THENCE
- ALONG LANDS NOW OR FORMERLY OF PORT AUTHORITY OF NY & NJ (BLOCK 930 LOT 1) AND BAYONNE MUNICIPAL UTILITIES AUTHORITY (BLOCK 935 LOT 1) SOUTH 55° 53' 20" WEST A DISTANCE OF 228.88 FEET TO A POINT; THENCE
- ALONG LANDS NOW OR FORMERLY OF BAYONNE LOCAL REDEVELOPMENT AUTHORITY (BLOCK 830 LOT 1.06) NORTH 78° 56' 45" WEST A DISTANCE OF 788.72 FEET TO A POINT; THENCE
- ALONG LANDS NOW OR FORMERLY OF BAYONNE LOCAL REDEVELOPMENT AUTHORITY (BLOCK 830 LOT 1.02) NORTH 23° 52' 34" EAST A DISTANCE OF 650.96 FEET TO A POINT; THENCE
- ALONG THE SOUTHWESTERLY LINE OF MEMORIAL BOULEVARD, SOUTH 66° 18' 51" EAST A DISTANCE OF 924.30 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 488,443 S.F. OR 11.2 ACRES



**SURVEY REFERENCES**

- A CERTAIN PLAN ENTITLED "MAJOR SUBDIVISION PLAN, THE PENINSULA AT BAYONNE HARBOR TAX LOT 1 BLOCK 830 SITUATED IN CITY OF BAYONNE, HUDSON COUNTY, NEW JERSEY", PREPARED BY MATRIX NEW WORLD ENGINEERING, P.C., DATED FEBRUARY 29, 2016 AND WAS FILED IN THE HUDSON COUNTY REGISTER OF DEEDS ON SEPTEMBER 1, 2016 AS FILED MAP No. 20160901130000160.
- DEED BETWEEN CITY OF BAYONNE AND CITY OF BAYONNE, DATED 06/09/2020 AND FILED IN THE HUDSON COUNTY CLERKS OFFICE AS DEED BOOK 9490 PAGE 76.
- A CERTAIN PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, BAYONNE LOGISTICS CENTER, BLOCK NO. 1189, LOT NO. 1, CITY OF BAYONNE, HUDSON COUNTY, NEW JERSEY" PREPARED BY: LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, DATED: 01/25/2019.

**FLOOD NOTE**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS PARTIALLY IN ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1 % ANNUAL CHANCE FLOOD), ZONE AE (EL. 9), (BASE FLOOD ELEVATION DETERMINED), BASED UPON THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 340218, MAP NUMBER 34017C0112D WHICH BEARS A PRELIMINARY DATE OF 08/16/2006. (VERTICAL DATUM NAVD 1988).

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS PARTIALLY IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD), ZONE AE (EL. 13), ZONE AE (EL. 12) (BASE FLOOD ELEVATION DETERMINED), & WITHIN LIMIT OF MODERATE WAVE ACTION BASED UPON THE PRELIMINARY FLOOD INSURANCE RATE MAP, COMMUNITY NO. 340218, MAP NUMBER 34017C0112E WHICH BEARS A PRELIMINARY DATE OF 12/20/2013. (VERTICAL DATUM NAVD 1988).

**SYMBOL      DESCRIPTION**

	ASPHALT / CONCRETE CURB
	ADJACENT PROPERTY LINE
	CHAIN LINK FENCE
	MAST ARM LIGHT POLE
	POLE
	LIGHT POLE
	SIGN
	WATER VALVE
	GAS VALVE
	FIRE HYDRANT
	DRAIN
	INLET
	MAN HOLE
	BOLLARDS
	EDGE OF PAVEMENT
	OVERHEAD WIRE
	UNDERGROUND GAS LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	GRADE SPOT SHOT
	TOP OF CURB SHOT
	BOTTOM OF CURB SHOT
	TOP OF WALL SHOT
	BOTTOM OF WALL SHOT
	CLEAN OUT
	BENCH MARK
	DETECTABLE WARNING STRIP