

NOTES:

1. SUBJECT PROPERTY KNOWN AS BLOCK 64, LOT 32, (14 WEST 49TH STREET, BAYONNE, NEW JERSEY) AS SHOWN ON THE CITY OF BAYONNE TAX MAP.
2. HORIZONTAL DATUM IS BASED ON THE NEW JERSEY STATE PLANE COORDINATE SYSTEM – NORTH AMERICAN DATUM OF 1983 (NAD83). ESTABLISHED BY GPS OBSERVATIONS. FIELD WORK WAS PERFORMED BY THE NADER GROUP IN APRIL OF 2020.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND IS SUBJECT TO EASEMENTS, GRANTS AND RIGHTS OF WAY THAT A COMPLETE TITLE REPORT MAY REVEAL.
4. SUBJECT TO ALL RIGHTS OF PUBLIC INTEREST IN AND TO THE EXISTING RIGHT OF WAY OF WEST 49TH STREET.
5. THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.
6. CORNER MARKERS HAVE NOT BEEN SET BY THE UNDERSIGNED. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO NJAC 13:40-5.1(d).

REFERENCES:

1. TAX MAP FOR THE CITY OF BAYONNE, HUDSON COUNTY, NEW JERSEY PAGE 18
2. DEED REFERENCE
 - a. LOT 32: DEED BOOK 9403, PAGE 663, DATED APRIL 4, 2019
 - b. LOT 33: DEED BOOK 5207, PAGE 317, DATED OCTOBER 9, 1997
 - c. LOT 30: DEED BOOK 4367, PAGE 328, DATED JANUARY 25, 1991

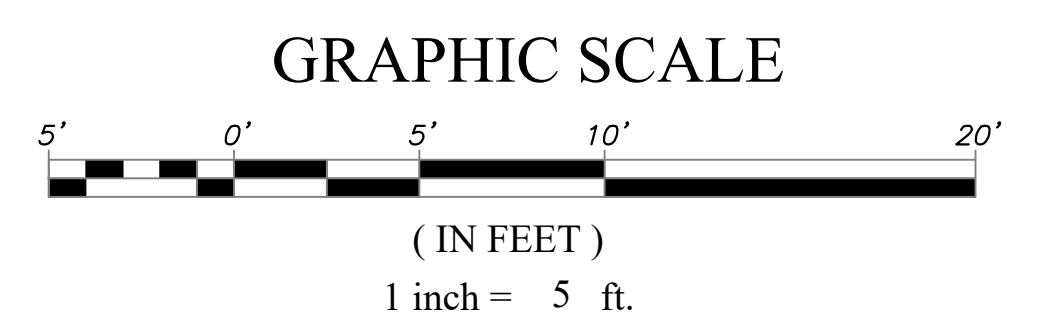
LEGAL DESCRIPTION :

BLOCK: 64 LOT: 32

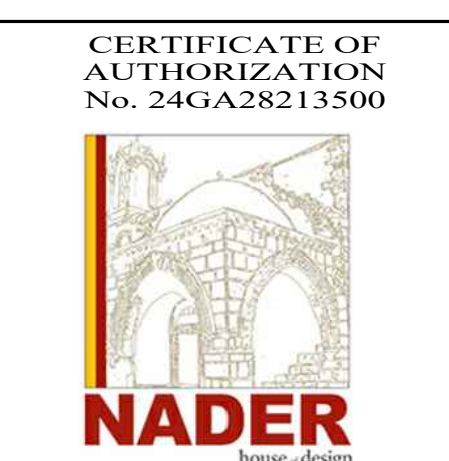
ALL that certain tract or parcel of land situate, lying and being in the City of Bayonne, County of Hudson, State of New Jersey, being known and designated as Lot #32 in Block #64, being more particularly described as follows:

BEGINNING at a point in the Southerly sideline of West 49th Street, being distant 544.03 feet contiguous with said line East from the intersection of the Southerly sideline of West 49th street and the Easterly sideline of Avenue "C" running thence;

- 1) North 57 degrees 30 minutes 35 seconds West, a distance of 37.00 feet, along southerly line of West 49th Street, thence;
 - 2) South 32 degrees 29 minutes 25 seconds West, a distance of 75.41 feet, thence;
 - 3) North 58 degrees 37 minutes 25 seconds East, a distance of 84.00 feet, to the point and place of BEGINNING.
- Containing 1,394.99 s.f. or 0.032 Acres, more or less.



BOUNDARY SURVEY
LOT 32 BLOCK 64
CITY OF BAYONNE
HUDSON COUNTY NEW JERSEY



THE NADER GROUP, LLC
 Engineers, Surveyors & Designers
 111 Mill Street
 Hackettstown, NJ 07840
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MICHAEL W. KING, P.L.S.

N.J. PROFESSIONAL SURVEYOR LICENSE
 No. 24GS02748000
 CAUTION: THIS DOCUMENT MUST CONTAIN A HARBED IMPRESSION SEAL OF THE PROFESSIONAL TO BE AN AUTHORIZED ORIGINAL.

No.	DATE	Legal Desc.
DRW By: A.J. Dullon		
SCALE: 1"=5'		
DATE: APRIL 22, 2020		
JOB No. 20.TNG012		

DRAWING No. **1**