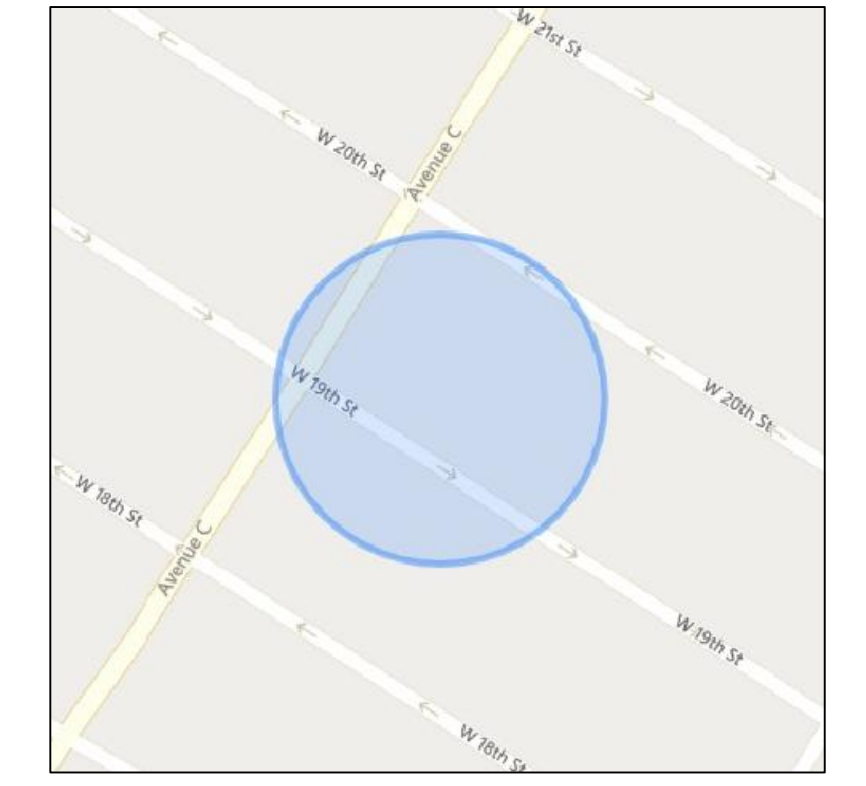
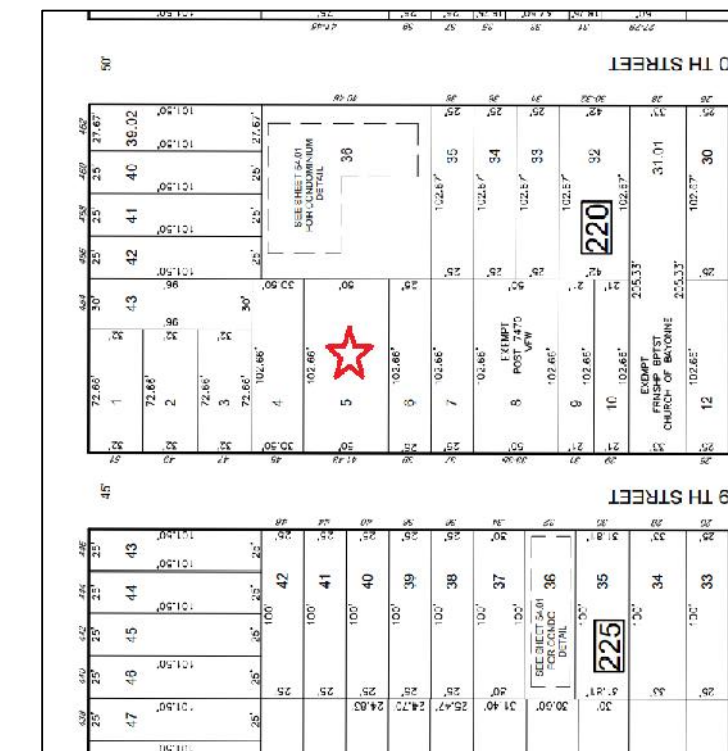


Key Map 1" = 600' ±



200' Radius Map



Tax Map 54



Site Photo

41-43 West 19th Street – Bayonne, NJ (Abba Karas Realty LLC)  
LOT 5 – BLOCK 220

**Legend**

Overhead Utility Wires	Lamp – Street Light Pole
Wall / Ret. Wall	Water Valve
Fence	Gas Valve
Curb	Sanitary Sewer Manhole
Depressed Curb	Utility Pole
Gas Line	Fire Hydrant
Water Line	Concrete
Asphalt	E.M. Electric Meter
Spot Elevation	Well
Contour Line	Guard Rail
Storm Inlet	Handi-Capped Parking Space
Traffic Direction	Monument

■ Proposed Monument to Be Set  
The monuments shown on this map shall be set within the time limit provided in the "Municipal Land Use Law," P.L.1975, c.291 (C.40:550-1 et seq.) or local ordinance

I certify that a bond has been given to the municipality guaranteeing the future settings of monuments shown on this map and so designated. ■

City Clerk \_\_\_\_\_ Date \_\_\_\_\_

**DESCRIPTION OF PROPERTY (Existing Lot 5)**

ALL that certain lot, parcel or tract of land, situate and lying in the City of Bayonne, County of Hudson, State of New Jersey, and being more particularly described as follows:

BEGINNING at a point in the northeasterly line of West 19th Street, said point being distant 126.50 feet southeasterly from the intersection of said northeasterly line of West 19th Street with the southeasterly line of Avenue C, and from said Beginning point running:

- North 42 degrees 20 minutes 00 seconds East, 102.66 feet to a point; thence
- South 47 degrees 34 minutes 00 seconds East, 50.00 feet to a point; thence
- South 42 degrees 20 minutes 00 seconds West, 102.66 feet to a point in the northeasterly line of West 19th Street; thence
- Along the northeasterly line of West 19th Street, North 47 degrees 34 minutes 00 seconds West, 50.00 feet to a point, said point being the point and place of Beginning.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 5 in Block 220 on the City of Bayonne Tax Map.

**DESCRIPTION OF PROPERTY (Proposed Lot 5.01)**

ALL that certain lot, parcel or tract of land, situate and lying in the City of Bayonne, County of Hudson, State of New Jersey, and being more particularly described as follows:

BEGINNING at a point in the northeasterly line of West 19th Street, said point being distant 126.50 feet southeasterly from the intersection of said northeasterly line of West 19th Street with the southeasterly line of Avenue C, and from said Beginning point running:

- North 42 degrees 20 minutes 00 seconds East, 102.66 feet to a point; thence
- South 47 degrees 34 minutes 00 seconds East, 25.00 feet to a point; thence
- South 42 degrees 20 minutes 00 seconds West, 102.66 feet to a point in the northeasterly line of West 19th Street; thence
- Along the northeasterly line of West 19th Street, North 47 degrees 34 minutes 00 seconds West, 25.00 feet to a point, said point being the point and place of Beginning.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 5.01 in Block 220 on the City of Bayonne Tax Map.

**DESCRIPTION OF PROPERTY (Proposed Lot 5.02)**

ALL that certain lot, parcel or tract of land, situate and lying in the City of Bayonne, County of Hudson, State of New Jersey, and being more particularly described as follows:

BEGINNING at a point in the northeasterly line of West 19th Street, said point being distant 151.50 feet southeasterly from the intersection of said northeasterly line of West 19th Street with the southeasterly line of Avenue C, and from said Beginning point running:

- North 42 degrees 20 minutes 00 seconds East, 102.66 feet to a point; thence
- South 47 degrees 34 minutes 00 seconds East, 25.00 feet to a point; thence
- South 42 degrees 20 minutes 00 seconds West, 102.66 feet to a point in the northeasterly line of West 19th Street; thence
- Along the northeasterly line of West 19th Street, North 47 degrees 34 minutes 00 seconds West, 25.00 feet to a point, said point being the point and place of Beginning.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 5.02 in Block 220 on the City of Bayonne Tax Map.

**GENERAL NOTES:**

- Property Address is 41-43 West 19th Street, Bayonne, NJ 07002
- Location and types of utilities shown hereon are derived from field location and available utility maps. Prior to any excavation contact the City of Bayonne Engineer's office, sewer and water departments, the local carriers of telephone and cable and public Service electric & gas companies.
- For Location, depth and mark-out of utilities you must call 800-272-1000
- Benchmark Datum is NAVD88.
- Total area = 5,133 sq. ft. or 0.118 acres.
- This Survey is subject to the facts and findings of a complete title search.
- This Survey is not valid unless signed and sealed by the licensed Surveyor.
- Per National Flood Insurance Program Map No. 34017C0111D with an effective date of August 16, 2006 (City of Bayonne 340218) the property here on falls in Zone X and does not fall in a Special Flood Hazard Area.
- There are no wetlands or wetland buffers within 150 feet of the property.
- Property is Zoned R-2
- Tax Map Sheet 54
- Deed Reference DB 9097 Pg 439

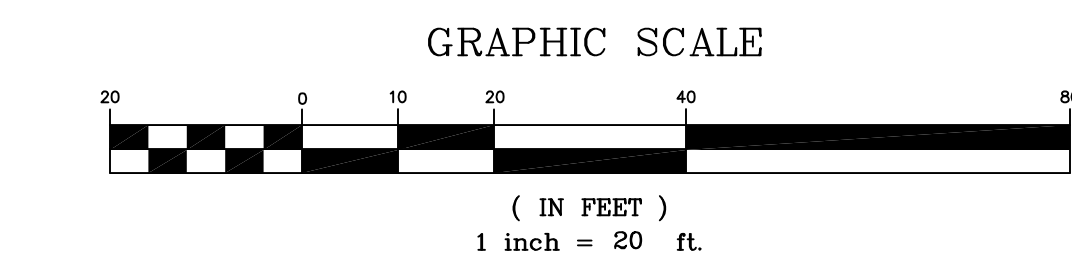
**Front Yard Offsets**

Lot 6	11.7'
Lot 4	15.0'
Lot 3	15.0'

**R-2 District Zone Requirements**

Parameter	Required	New Lot 5.01	New Lot 5.02
Min. Lot Area (Sq)	3000	2566 V	2566 V
Min. Frontage (Ft)	30	25 V	25 V
Min. Width (Ft)	30	25 V	25 V
Min. Depth (Ft)	100	102.66	102.66
Front Yard (Ft)	20	na	na
Rear Yard (Ft)	20	na	na
Side Yard (Ft)	3	na	na

V - VARIANCE NEEDED



No.	Date	Description	BY

I (we) the undersigned having interest in the title of the property covered by this subdivision map do hereby consent to the filing of this map in the Office of the Register of Hudson County

Print Name \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

I hereby certify that this map has been approved by the Planning Board of the City of Bayonne on \_\_\_\_\_ and said map complies with the provisions of "the map filing law." This certification shall expire if this map is not filed in the Office of the Register of Hudson County, on or before \_\_\_\_\_ having interest in the title of the property covered by this subdivision map do hereby consent to the filing of this map in the Office of the Register of Hudson County

Secretary of Planning Board \_\_\_\_\_ Date \_\_\_\_\_

I have carefully examined this map and to the best of my knowledge and belief find it conforms with the provisions of "the map filing law" resolution of approval and the municipal ordinance and requirements applicable thereto.

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

I hereby certify that to the best of my knowledge and belief this map and land survey dated 3-17-2023 meets the minimum survey detail requirements, with outbound corners marked as shown as promulgated by the State Board of Professional Engineers and Land Surveyors and has been made under my supervision, and complies with the provisions of "the map filing law" and the outbound corner markers as shown have been found or set.

Brian T. Yuro P.L.S. NJ Lic. No. GS43252 \_\_\_\_\_ Date \_\_\_\_\_

This map has been reviewed and approved by the Hudson County Planning Board

County Engineer \_\_\_\_\_ Date \_\_\_\_\_  
Chairperson of the County Planning Board \_\_\_\_\_ Date \_\_\_\_\_  
Secretary of the County Planning Board \_\_\_\_\_ Date \_\_\_\_\_

**TOPOGRAPHIC SURVEY & MINOR SUBDIVISION**  
41-43 WEST 19th STREET - EXISTING LOT 5 IN BLOCK 220  
PROPOSED LOTS 5.01 & 5.02 IN BLOCK 220 ON TAX MAPS OF CITY OF BAYONNE HUDSON COUNTY NEW JERSEY

**J Y LAND SURVEYING, INC.**  
Professional Land Surveyors and Land Planners  
1 Walnut Drive Jackson NJ 08527 (732) 928 3398  
Certificate of Authorization No. 24GA28128900

Professional Land Surveyor **BRIAN T. YURO** NJLS No. GS43252 File 22685 Date 5-1-23 Scale 1" = 20'