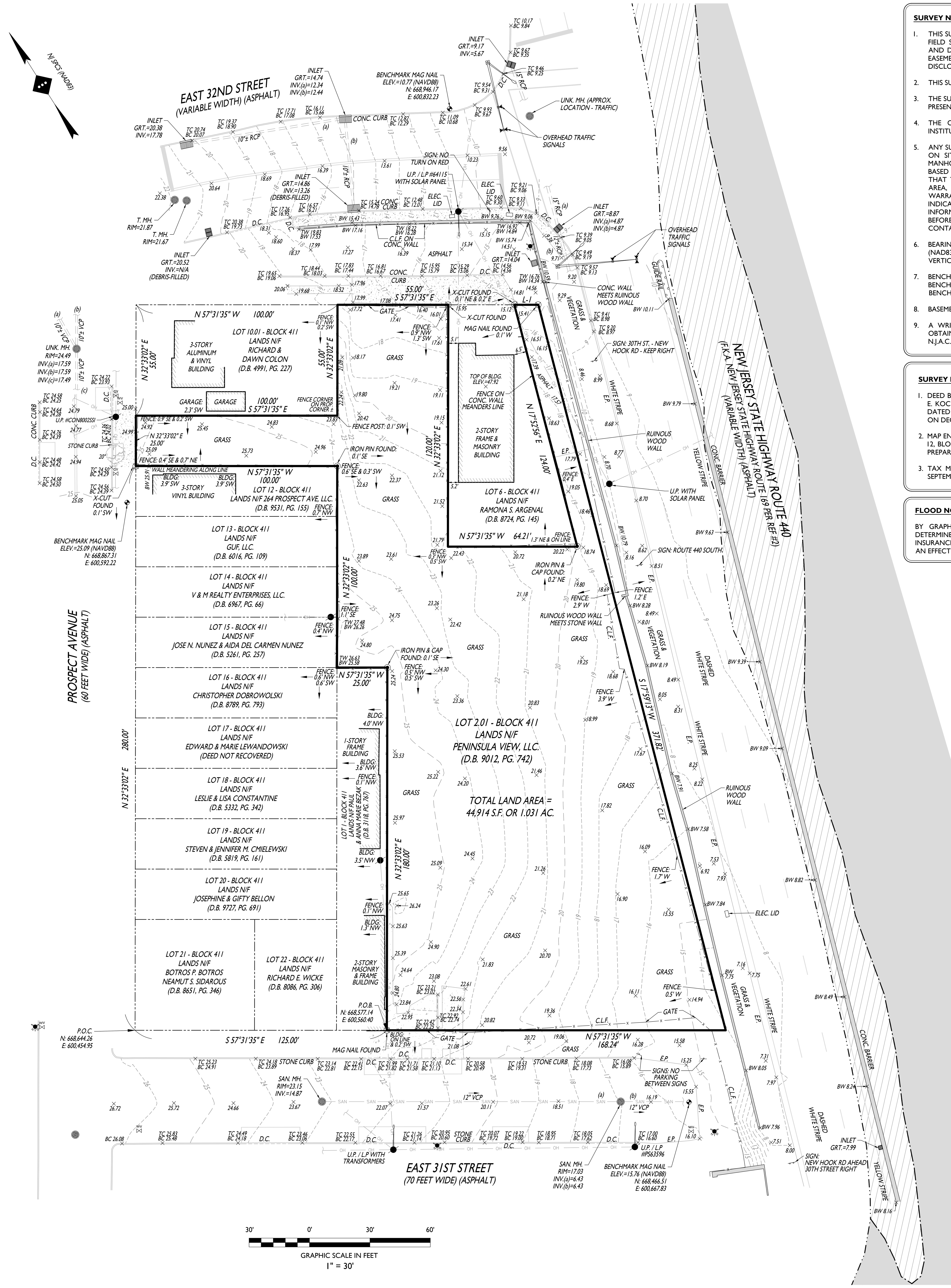

Z:\RUTHERFORD\RUT\WORKING\SURVEY\RUTHERFORD\RUT\2025\RUT-250176 ALESSI ORGANIZATION - ROUTE 440, BAYONNE, NJ_SURVEYING\CADD\RUT-250176 - V1.DWG

SURVEY NOTES:

1. THIS SURVEY AND THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED DURING SEPTEMBER OF 2025, 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.
2. THIS SURVEY IS VALID ONLY WHEN A DIGITAL OR EMBOSSED SEAL IS AFFIXED HERETO.
3. THE SURVEYOR IS NOT QUALIFIED TO IDENTIFY ENVIRONMENTAL CONDITIONS OR THE PRESENCE OR ABSENCE OF WETLANDS.
4. THE CERTIFICATION SHOWN HEREON IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. 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.
6. 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.
7. BENCHMARK = MAG NAIL = 10.77' (NAVD88).
   BENCHMARK = MAG NAIL = 15.76' (NAVD88).
   BENCHMARK = MAG NAIL = 25.09' (NAVD88).
8. BASEMENT OR BELOW GRADE STRUCTURES (IF ANY) UNKNOWN.
9. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (C45:8-36.3) AND N.J.A.C. 13:40-5.1(D)

SURVEY REFERENCES:

1. DEED BETWEEN DEBORAH FALCIANI, ADMINISTRATOR, C.T.A. OF THE ESTATE OF JOHN E. KOCH, JR. (GRANTOR) & PENINSULA VIEW LIMITED LIABILITY COMPANY (GRANTEE), DATED DECEMBER 3, 2014, & RECORDED IN THE HUDSON COUNTY REGISTER'S OFFICE ON DECEMBER 18, 2014 IN DEED BOOK 9012, PAGE 742.
2. MAP ENTITLED "ALTA / ACSM LAND TITLE SURVEY OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 10.01, 11, & 12, BLOCK 411, TAX MAP OF THE CITY OF BAYONNE, HUDSON COUNTY, NEW JERSEY" PREPARED BY FARALDI GROUP, INC., DATED MARCH 24, 2015.
3. TAX MAP, CITY OF BAYONNE, HUDSON COUNTY, NEW JERSEY, SHEET 114, DATED SEPTEMBER, 2018 & REVISED THROUGH FEBRUARY, 2022.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 340218, MAP NUMBER 34017C0111D WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2006.

FEMA ZONE X (UNSHADED)
FEMA ZONE X (SHADED)
FEMA ZONE AE
BASE FLOOD ELEV. = 9 (NAVD88)

SURVEYOR'S DESCRIPTION:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS HEREON ERECTED, SITUATE, LYING AND BEING IN THE CITY OF BAYONNE, COUNTY OF HUDSON, STATE OF NEW JERSEY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION BETWEEN THE NORTHEASTERLY LINE OF EAST THIRTY-FIRST STREET (70 FEET WIDE) AND THE SOUTHEASTERLY LINE OF PROSPECT AVENUE (60 FEET WIDE) SAID COMMENCING POINT HAVING COORDINATES N: 668,644.26, E: 600,454.95 IN THE NEW JERSEY STATE PLANE COORDINATE SYSTEM - (NAD83) AND RUNNING, THENCE;

A. ALONG THE SAID NORTHEASTERLY LINE OF EAST THIRTY-FIRST STREET, SOUTH 57 DEGREES 31 MINUTES 35 SECONDS EAST, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING, SAID BEGINNING POINT HAVING COORDINATES N: 668,577.14, E: 600,560.40 IN THE NEW JERSEY STATE PLANE COORDINATE SYSTEM - (NAD83), AND BEING WITNESSED BY A MAG NAIL FOUND AND RUNNING, THENCE;

1. ALONG THE DIVISION LINE BETWEEN LOTS 2.01 & 1 IN BLOCK 411, NORTH 32 DEGREES 33 MINUTES 02 SECONDS EAST, A DISTANCE OF 180.00 FEET TO A POINT, WITNESSED BY AN IRON PIN & CAP FOUND, IN THE SAME, THENCE;
2. ALONG THE SAME, NORTH 57 DEGREES 31 MINUTES 35 SECONDS WEST, A DISTANCE OF 25.00 FEET TO A POINT, THENCE;
3. ALONG THE COMMON LINE BETWEEN LOT 2.01 & LOTS 12, 13, 14 & 15 IN BLOCK 411, NORTH 32 DEGREES 33 MINUTES 02 SECONDS EAST, A DISTANCE OF 100.00 FEET TO A POINT WITNESSED BY AN IRON PIN FOUND, THENCE;
4. ALONG THE DIVISION LINE BETWEEN LOTS 2.01 & 12 IN BLOCK 411, NORTH 57 DEGREES 31 MINUTES 35 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A POINT, WITNESSED BY AN X-CUT FOUND, ON THE AFORESAID SOUTHEASTERLY LINE OF PROSPECT AVENUE, THENCE;
5. ALONG THE SAID SOUTHEASTERLY LINE OF PROSPECT AVENUE, NORTH 32 DEGREES 33 MINUTES 02 SECONDS EAST, A DISTANCE OF 25.00 FEET TO A POINT, THENCE;
6. ALONG THE DIVISION LINE BETWEEN LOTS 2.01 & 10.01 IN BLOCK 411, SOUTH 57 DEGREES 31 MINUTES 35 SECONDS EAST, A DISTANCE OF 100.00 FEET TO A POINT IN THE SAME, THENCE;
7. ALONG THE SAME, NORTH 32 DEGREES 33 MINUTES 02 SECONDS EAST, A DISTANCE OF 55.00 FEET A POINT ON THE SOUTHWESTERLY LINE OF EAST THIRTY-SECOND STREET (VARIABLE WIDTH), THENCE;
8. ALONG THE SAID SOUTHWESTERLY LINE OF EAST THIRTY-SECOND STREET, SOUTH 57 DEGREES 31 MINUTES 35 SECONDS EAST, A DISTANCE OF 55.00 FEET TO A POINT WITNESSED BY AN X-CUT FOUND, THENCE;
9. ALONG THE DIVISION LINE BETWEEN LOTS 2.01 & 6 IN BLOCK 411, SOUTH 32 DEGREES 33 MINUTES 02 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A POINT IN THE SAME, THENCE;
10. ALONG THE SAME, SOUTH 57 DEGREES 31 MINUTES 35 SECONDS EAST, A DISTANCE OF 64.21 FEET TO A POINT WITNESSED BY AN IRON PIN & CAP FOUND, THENCE;
11. ALONG THE SAME, NORTH 17 DEGREES 52 MINUTES 56 SECONDS EAST, A DISTANCE OF 124.00 FEET TO A POINT, WITNESSED BY AN X-CUT FOUND, IN THE AFORESAID SOUTHWESTERLY LINE OF EAST THIRTY-SECOND STREET, THENCE;
12. ALONG THE SAID SOUTHWESTERLY LINE OF EAST THIRTY-SECOND STREET, SOUTH 57 DEGREES 31 MINUTES 35 SECONDS EAST, A DISTANCE OF 11.93 FEET TO A POINT, WITNESSED BY A MAG NAIL FOUND, ON THE WESTERLY LINE OF NEW JERSEY STATE HIGHWAY ROUTE 440 (VARIABLE WIDTH) (FORMERLY KNOWN AS NEW JERSEY STATE HIGHWAY ROUTE 169), THENCE;
13. ALONG THE SAID EASTERLY LINE OF NEW JERSEY STATE HIGHWAY ROUTE 440, SOUTH 17 DEGREES 59 MINUTES 13 SECONDS WEST, A DISTANCE OF 371.82 FEET TO A POINT ON THE AFORESAID NORTHEASTERLY LINE OF EAST THIRTY-FIRST STREET, THENCE;
14. ALONG THE SAID NORTHEASTERLY LINE OF EAST THIRTY-FIRST STREET, NORTH 57 DEGREES 31 MINUTES 35 SECONDS WEST, A DISTANCE OF 168.24 FEET TO THE POINT AND PLACE OF BEGINNING.

BEING KNOWN AS TAX MAP LOT 2.01 IN BLOCK 411

CONTAINING: 44,914 S.F. OR 1.031 ACRES

LINE	BEARING	DISTANCE
L-1	S 57°31'35" E	11.93'

SOURCE: GOOGLE MAPS

VICINITY MAP
NOT TO SCALE

Know what's **below**
Call before you dig.

SYMBOL DESCRIPTION

SYMBOL	DESCRIPTION
	BUILDING
	CONCRETE SIDEWALK / MAT
	ASPHALT / CONCRETE CURB
D.C	DEPRESSED CURB
	PROPERTY LINE
	ADJACENT PROPERTY LINE
—x—x—	CHAIN LINK FENCE
	UTILITY POLE
	MAST ARM LIGHT POLE
	SIGNS
WV	WATER VALVE
GV	GAS VALVE
	INLET
	MAN HOLE
	FIRE HYDRANT
E.P.	EDGE OF PAVEMENT
OH	OVERHEAD WIRE
SAN	SANITARY SEWER LINE
	STORM PIPE
100	MAJOR CONTOUR
101	MINOR CONTOUR
× 100.00	GRADE SPOT SHOT
× TC 100.50	TOP OF CURB SHOT
× BC 100.00	BOTTOM OF CURB SHOT
× TW 102.00	TOP OF WALL SHOT
× BW 100.00	BOTTOM OF WALL SHOT
	WALL
	PAVEMENT STRIPING
	BENCH MARK
15"	DECIDUOUS TREE - DIAMETER NOTED
	IRON ROD
	X-CUT OR MAG NAIL
	TRAFFIC LIGHT STANCHION
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
ELEV.	ELEVATION
INV.	INVERT

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BOUNDARY & TOPOGRAPHIC SURVEY

MAP OF SURVEY OF:

TAX MAP LOT 2.01, BLOCK 411
75 - 87 EAST 31ST STREET
CITY OF BAYONNE
COUNTY OF HUDSON, STATE OF NEW JERSEY

ISSUE	DATE	DRAFT BY	CHECK BY	FIELD DATE	FIELD CREW	DESCRIPTION
1	10/17/25	PL	MW	9/30/25	GY	FOR ISSUE

SUBJECT TO RESTRICTIONS, EASEMENTS OF RECORD AND OTHER FACTS WHICH A CURRENT TITLE SEARCH MIGHT DISCLOSE.

ANTHONY D. GIGLIO JR.
NEW JERSEY LAND SURVEYOR No. 24GS04346800
LICENSED PROFESSIONAL LAND SURVEYOR
NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 24GA28184500

SCALE: 1"=30'	PROJECT ID: RUT-250176	SHEET: 1 OF 1