



- NOTES:**
- PROPERTY KNOWN AS LOT 1 AND LOT 6, BLOCK 301.01, AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE, HUDSON COUNTY, NEW JERSEY.
  - AREA = 101,818 S.F. OR 2.337 AC.
  - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
  - THIS PLAN IS BASED ON DATA ACQUIRED BY A FIELD SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
  - THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. 134226, WITH A COMMITMENT DATE OF DECEMBER 7, 2019, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:
    - EASEMENT AS SET FORTH IN DEED BOOK 1255 PAGE 623. - IT IS NOT ON, OR DOES NOT TOUCH, THE SURVEYED PROPERTY;
    - EASEMENT AS SET FORTH IN DEED BOOK 940 PAGE 404. - THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT. - THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
    - EASEMENT AS SET FORTH IN DEED BOOK 2096 PAGE 629. - IT IS A BLANKET EASEMENT.
    - EASEMENT AS SET FORTH IN DEED BOOK 3181 PAGE 891. - INGRESS & EGRESS EASEMENT SHOWN HEREON.
    - DECLARATION OF TAKING AS SET FORTH IN DEED BOOK 2269 PAGE 484. - PARCELS I AND II SHOWN HEREON, TRACT B IS NOT ON, OR DOES NOT TOUCH, THE SURVEYED PROPERTY.
    - STORM SEWER EASEMENT AS SET FORTH IN DEED BOOK 2959 PAGE 444. NOTE: REFERS TO AN EASEMENT DATED MAY 8, 1964 NOT OF RECORD. - STORM SEWER EASEMENT SHOWN HEREON
    - TERMS AND CONDITIONS OF RIPARIAN GRANT AS SET FORTH IN BOOK 289 PAGE 294. - DOCUMENT WAS NOT CONTAINED IN THE TITLE COMMITMENT.
    - TERMS AND CONDITIONS OF GRANT MADE BY THE STATE OF NEW JERSEY TO CENTRAL RAILROAD COMPANY OF NJ, DATED, NOVEMBER 21, 1874, AND RECORDED IN DEED BOOK B PAGE 275. NOTE: GRANT MAY AFFECT P.Q. - THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT

**SCHEDULE A LEGAL DESCRIPTION:**

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE CITY OF BAYONNE, COUNTY OF HUDSON, STATE OF NEW JERSEY.

**PARCEL ONE:**

BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF WEST 5TH STREET DISTANT NORTH 46 DEGREES 45 MINUTES 36 SECONDS WEST, 514.30 FEET FROM THE INTERSECTION OF THE SAID LINE OF WEST 5TH STREET WITH THE NORTHWESTERLY LINE OF AVENUE A AND FROM SAID BEGINNING POINT RUNNING, THENCE

- NORTH 46 DEGREES 45 MINUTES 36 SECONDS WEST, ALONG THE SAID LINE OF WEST 5TH STREET, 99.70 FEET TO A POINT AT THE NORTH-WESTERLY TERMINUS OF SAID STREET, THENCE
- NORTH 63 DEGREES 59 MINUTES 36 SECONDS WEST, 504.47 FEET TO A POINT IN THE SOUTHEASTERLY EXTERIOR LINE FOR PIERS IN NEWARK BAY AS IT WAS ESTABLISHED IN 1877; THENCE
- NORTH 42 DEGREES 20 MINUTES 24 SECONDS EAST, ALONG SAID PIER LINE 150.00 FEET TO A POINT; THENCE
- SOUTH 68 DEGREES 02 MINUTES 26 SECONDS EAST, 533.02 FEET TO A POINT ON LINE WITH THE EASTERLY FACE OF THE WALL OF THE CONCRETE BLOCK BUILDING WITHIN THE PROPERTY DESCRIBED HEREIN; THENCE
- SOUTH 20 DEGREES 37 MINUTES 12 SECONDS WEST, ALONG THE FACE OF SAID WALL, 130.06 FEET TO A POINT, SAID LAST POINT BEING THE SOUTHWESTERLY END OF SAID WALL; THENCE
- SOUTH 02 DEGREES 05 MINUTES 24 SECONDS WEST, 56.50 FEET TO A POINT; THENCE
- SOUTH 43 DEGREES 14 MINUTES 24 SECONDS WEST, 31.38 FEET TO THE POINT OR PLACE OF BEGINNING.

**PARCEL 2:**

BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF WEST 5TH STREET DISTANT NORTH 46 DEGREES 45 MINUTES 36 SECONDS WEST, 614.00 FEET FROM THE INTERSECTION OF THE SAID LINE OF WEST 5TH STREET AND THE NORTHWESTERLY LINE OF AVENUE A AND FROM SAID BEGINNING POINT RUNNING, THENCE

- SOUTH 70 DEGREES 22 MINUTES 30 SECONDS WEST, ALONG THE NORTHWESTERLY TERMINUS OF WEST 5TH STREET, 89.89 FEET TO A POINT IN THE SOUTH-WESTERLY LINE OF WEST 5TH STREET; THENCE
- NORTH 46 DEGREES 45 MINUTES 36 SECONDS WEST, ALONG THE NORTHWESTERLY PROLONGATION OF THE SAID SOUTH-WESTERLY LINE OF WEST 5TH STREET, 216.91 FEET TO THE INTERSECTION OF THE SAID LINE WITH THE SOUTH-WESTERLY LINE OF PLOT A 1-B IN BAYONNE CITY BLOCK 459; THENCE
- SOUTH 63 DEGREES 59 MINUTES 36 SECONDS EAST, ALONG THE SAID PLOT LINE, 270.03 FEET TO THE POINT OR PLACE OF BEGINNING.

THE ABOVE TWO PARCELS BEING TAKEN TOGETHER AND FURTHER DESCRIBED IN ACCORDANCE WITH A SURVEY MADE BY IRVING C. JOHNSON, DATED DECEMBER 9, 1999 AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY SIDELINE OF WEST 5TH STREET DISTANT 514.30 FEET NORTHWESTERLY FROM THE INTERSECTION FORMED BY THE NORTH-EASTERLY SIDELINE OF WEST 5TH STREET WITH THE NORTHWESTERLY SIDELINE OF AVENUE A AND RUNNING, THENCE

- NORTH 46 DEGREES 45 MINUTES 36 SECONDS WEST, 99.70 FEET TO A POINT; THENCE
- SOUTH 70 DEGREES 22 MINUTES 30 SECONDS WEST, 89.89 FEET TO A POINT; THENCE
- NORTH 46 DEGREES 45 MINUTES 36 SECONDS WEST, 216.91 FEET TO A POINT; THENCE
- NORTH 63 DEGREES 59 MINUTES 36 SECONDS WEST, 234.44 FEET TO A POINT IN THE EXTERIOR LINE OF PIERS ESTABLISHED 1877 AND RUNNING, THENCE
- NORTH 42 DEGREES 20 MINUTES 24 SECONDS EAST, 150.00 FEET TO A POINT; THENCE
- SOUTH 68 DEGREES 02 MINUTES 26 SECONDS EAST, 533.02 FEET TO A POINT; THENCE
- SOUTH 20 DEGREES 37 MINUTES 12 SECONDS WEST, 130.06 FEET TO A POINT; THENCE
- SOUTH 02 DEGREES 05 MINUTES 24 SECONDS WEST, 56.50 FEET TO A POINT; THENCE
- SOUTH 43 DEGREES 14 MINUTES 24 SECONDS WEST, 31.38 FEET TO THE POINT AND PLACE OF BEGINNING.

- REFERENCES:**
- THE OFFICIAL TAX ASSESSOR'S MAP OF THE CITY OF BAYONNE, HUDSON COUNTY, NEW JERSEY, SHEET #77.
  - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, HUDSON COUNTY, NEW JERSEY, (ALL JURISDICTIONS), PANEL 94 OF 118", MAP NUMBER 34017C0094D, EFFECTIVE DATE: AUGUST 16, 2006.
  - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, HUDSON COUNTY, NEW JERSEY, (ALL JURISDICTIONS), PANEL 94 OF 118", MAP NUMBER 34017C0094E, PRELIMINARY DATE: JANUARY 30, 2015.
  - MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY, PSIP AVENUE A LLC, AVENUE "A" @ BAYVIEW COURT, LOTS 1-9, 11-13, BLOCK 310; LOT 1, BLOCK 301.01; LOT 1, BLOCK 311.01; LOTS 3-6, BLOCK 333.01 AND LOT 1, BLOCK 333.02, CITY OF BAYONNE, HUDSON COUNTY, STATE OF NEW JERSEY" PREPARED BY CONTROL POINT ASSOCIATES, DATED DECEMBER 05, 2014, LAST REVISED NOVEMBER 25, 2015 AS REVISION #5.
  - TIDELANDS CLAIM LINE SHOWN PER NJDEP ARGIS DIGITAL DATA DOWNLOAD, TIDELANDS, RARITAN-HUDSON REGION, RETRIEVED ON DECEMBER 02, 2019. WEBSITE: [HTTP://WWW.NJ.GOV/DEP/GIS/TIDELANDS.PHP](http://www.nj.gov/dep/gis/tidelands.php).

- UTILITIES:**
- THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW JERSEY ONE-CALL SYSTEM (1.800.272.1000) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 192680946
- | UTILITY COMPANY        | PHONE NUMBER |
|------------------------|--------------|
| ALCONTEXAS EASTERN GAS | 713.627.5400 |
| SUEZ WATER BAYONNE     | 888.434.0518 |
| PSEG                   | 800.436.7734 |
| VERIZON                | 800.427.9977 |
| PHILLIPS 66 PIPELINE   | 900.231.2566 |



THIS SURVEY IS CERTIFIED TO:  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
AE DEVELOPMENT GROUP, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2016" MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 7(b)(1), 8, 9, 11 & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11/15/2019.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL

**JAMES D. SENS**  
NEW JERSEY PROFESSIONAL LAND SURVEYOR #2460432260  
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

FIELD DATE	11-15-19	<b>ALTA/NSPS LAND TITLE SURVEY</b>	
FIELD BOOK NO	19-33		
FIELD BOOK PG	111	<b>BLOCK 301.01, LOT 1 AND LOT 6</b>	
FIELD CREW	S.B./C.W.		
DRAWN	P.R.V.	219 WEST 5TH STREET CITY OF BAYONNE, HUDSON COUNTY STATE OF NEW JERSEY	
REVIEWED	B.S.D.		
APPROVED	J.D.S.	<b>CONTROL POINT ASSOCIATES, INC.</b> 35 TECHNOLOGY DRIVE WARREN, NJ 07059 908.668.0099 - 908.668.9594 FAX WWW.CPASURVEY.COM	
DATE	12-20-2019		
SCALE	1"=30'	FILE NO.	01-190413-00
DWG. NO.	1 OF 1		

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- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).  
TEMPORARY BENCH MARKS SET:  
TBM-A: MAG NAIL SET IN PAVEMENT  
ELEVATION= 10.13'  
TBM-B: MAG NAIL SET IN PAVEMENT  
ELEVATION= 13.96'
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C. 14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1 (d).
- MEAN HIGH WATER CALCULATED FROM INFORMATION ON THE NOAA TIDES AND CURRENTS WEBSITE - STATION 8519483, BERGEN POINT WEST REACH NY, TIDAL EPOCH 1983-2001.  
MHW ELEVATION = 2.21'
- THERE ARE NO CLEARLY MARKED PARKING SPACES ON THE SUBJECT PREMISES AT TIME OF SURVEY.
- THE PROPERTY HAS DIRECT ACCESS TO W 5TH STREET.

