

VICINITY MAP
© 2008 Delorme, Street Atlas USA
(NOT TO SCALE)

LEGEND

---	EXISTING CONTOUR
---	EXISTING SPOT ELEVATION
X 10 123.45	EXIST. TOP OF CURB ELEVATION
X G 122.95	EXIST. GUTTER ELEVATION
X TW 123.45	EXIST. TOP OF WALL ELEVATION
X BW 122.95	EXIST. BOTTOM OF WALL ELEVATION
X FF 123.45	EXIST. FINISHED FLOOR ELEVATION
X GF 123.45	EXIST. GARAGE FLOOR ELEVATION
X OS 123.45	EXIST. DOOR SILL ELEVATION
OH	OVERHEAD WIRES
G	APPROX. LOC. UNDERGROUND GAS LINE
W	APPROX. LOC. UNDERGROUND WATER LINE
---	DEPRESSED CURB
---	DEPRESSED CURB
---	HYDRANT
---	WATER VALVE
---	ELECTRIC METER
DMH	DRAINAGE/STORM MANHOLE
SMH	SANITARY/SEWER MANHOLE
---	AIR CONDITIONING UNIT
---	VENT & NUMBER OF VENTS
---	UTILITY POLE
UPLP	UTILITY POLE/LIGHT POLE
---	GUY WIRE
---	SIGN
---	BOLLARD
---	AREA LIGHT
---	CATCH BASIN OR INLET
---	PARKING SPACE COUNT
---	CHAIN LINK FENCE
---	D.C. DEPRESSED CURB
---	E.O.C. EDGE OF CONC.
---	E.O.P. EDGE OF PAVEMENT
---	M.B.W. MASONRY BLOCK WALL
---	M.C. METAL COVER
---	(TYP.) TYPICAL
---	S.W.L. SOLID YELLOW LINE
---	D.W.L. DOUBLE WHITE LINE
---	B.O.S. BOTTOM OF STRUCTURE
---	F.W.D. FILLED WITH DEBRIS
---	N.V.P. NO VISIBLE PIPES
---	1.0' OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
---	TITLE REPORT EXCEPTION
---	DEED DIMENSION

NOTES:

- PROPERTY KNOWN AS LOT 1 AND LOT 2, BLOCK 301.01, AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE, HUDSON COUNTY, NEW JERSEY.
- AREA - 101,918 S.F. OR 2.37 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 MARKS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT 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:
 (1) EASEMENT AS SET FORTH IN DEED BOOK 1255 PAGE 623 - IT IS NOT ON, OR DOES NOT TOUCH, THE SURVEYED PROPERTY;
 (2) 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;
 (3) EASEMENT AS SET FORTH IN DEED BOOK 2006 PAGE 629 - IT IS A BLANKET EASEMENT;
 (4) EASEMENT AS SET FORTH IN DEED BOOK 3181 PAGE 891 - INGRESS & EGRESS EASEMENT SHOWN HEREON;
 (5) DECLARATION OF TAKING AS SET FORTH IN DEED BOOK 2269 PAGE 444 - PARCELS I AND II SHOWN HEREON, TRACT B IS NOT ON, OR DOES NOT TOUCH, THE SURVEYED PROPERTY;
 (6) STORM SEWER EASEMENT AS SET FORTH IN DEED BOOK 259 PAGE 444.
 NOTE: REFERS TO AN EASEMENT DATED MAY 8, 1964 NOT OF RECORD - STORM SEWER EASEMENT SHOWN HEREON
 (7) TERMS AND CONDITIONS OF RIPARIAN GRANT AS SET FORTH IN DEED BOOK 289 PAGE 294 - DOCUMENT WAS NOT CONTAINED IN THE TITLE COMMITMENT.
 (8) TERMS AND CONDITIONS OF GRANT MADE BY THE STATE OF NEW JERSEY TO CENTRAL RAILROAD COMPANY OF N.J. DATED, NOVEMBER 21, 1914, AND RECORDED IN DEED BOOK 6 PAGE 275.
 NOTE: GRANT MAY AFFECT P.O. - 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 NORTHEASTELY 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 NORTHWESTELY LINE OF AVENUE A AND FROM SAID BEGINNING POINT RUNNING THENCE:
 1. NORTH 46 DEGREES 45 MINUTES 36 SECONDS WEST, ALONG THE SAID LINE OF WEST 5TH STREET, 89.70 FEET TO A POINT AT THE NORTHWESTELY TERMINUS OF SAID STREET; THENCE
 2. NORTH 43 DEGREES 59 MINUTES 36 SECONDS WEST, 504.47 FEET TO A POINT IN THE SOUTHEASTELY EXTERIOR LINE FOR PIERS IN NEWARK BAY AS IT WAS ESTABLISHED IN 1877; THENCE
 3. NORTH 42 DEGREES 30 MINUTES 24 SECONDS EAST, ALONG SAID PIER LINE 150.00 FEET TO A POINT; THENCE
 4. SOUTH 88 DEGREES 02 MINUTES 24 SECONDS EAST, 533.02 FEET TO A POINT ON LINE WITH THE EASTELY FACE OF THE WALL OF THE CONCRETE BLOCK BUILDING WITHIN THE PROPERTY DESCRIBED HEREIN; THENCE
 5. 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 SOUTHWESTELY END OF SAID WALL; THENCE
 6. SOUTH 02 DEGREES 05 MINUTES 24 SECONDS WEST, 56.50 FEET TO A POINT; THENCE
 7. SOUTH 43 DEGREES 14 MINUTES 24 SECONDS WEST, 31.38 FEET TO THE POINT OR PLACE OF BEGINNING.

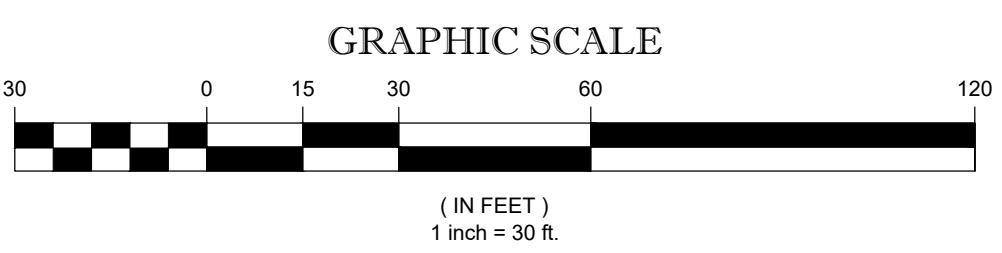
PARCEL 2:
 BEGINNING AT A POINT IN THE NORTHEASTELY LINE OF WEST 5TH STREET DISTANT NORTH 46 DEGREES 45 MINUTES 36 SECONDS WEST, 614.00 FEET FROM THE INTERSECTION OF THE SAID LINE OF WEST 5TH STREET AND THE NORTHWESTELY LINE OF AVENUE A AND FROM SAID BEGINNING POINT RUNNING THENCE:
 1. SOUTH 70 DEGREES 22 MINUTES 30 SECONDS WEST, ALONG THE NORTHWESTELY TERMINUS OF WEST 5TH STREET, 89.89 FEET TO A POINT IN THE SOUTHWESTELY LINE OF WEST 5TH STREET; THENCE
 2. NORTH 42 DEGREES 05 MINUTES 36 SECONDS WEST, ALONG THE NORTHWESTELY PROLONGATION OF THE SAID SOUTHWESTELY LINE OF WEST 5TH STREET, 216.91 FEET TO THE INTERSECTION OF THE SAID LINE WITH THE SOUTHWESTELY LINE OF PLOT A 18 IN BAYONNE CITY BLOCK 509; THENCE
 3. SOUTH 43 DEGREES 05 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 8, 1999 AS FOLLOWS:
 BEGINNING AT A POINT IN THE NORTHEASTELY SIDELINE OF WEST 5TH STREET DISTANT 514.30 FEET NORTHWESTELY FROM THE INTERSECTION FORMED BY THE NORTHEASTELY SIDELINE OF WEST 5TH STREET WITH THE NORTHWESTELY SIDELINE OF AVENUE A AND RUNNING THENCE:
 1. NORTH 46 DEGREES 45 MINUTES 36 SECONDS WEST, 99.70 FEET TO A POINT; THENCE
 2. SOUTH 70 DEGREES 22 MINUTES 30 SECONDS WEST, 89.89 FEET TO A POINT; THENCE
 3. NORTH 46 DEGREES 45 MINUTES 36 SECONDS WEST, 216.91 FEET TO A POINT; THENCE
 4. NORTH 43 DEGREES 14 MINUTES 24 SECONDS WEST, 234.44 FEET TO A POINT IN THE EXTERIOR LINE OF PIERS ESTABLISHED 1877 AND RUNNING THENCE
 5. NORTH 42 DEGREES 20 MINUTES 24 SECONDS EAST, 150.00 FEET TO A POINT; THENCE
 6. SOUTH 88 DEGREES 02 MINUTES 24 SECONDS EAST, 533.02 FEET TO A POINT; THENCE
 7. SOUTH 20 DEGREES 37 MINUTES 12 SECONDS WEST, 130.06 FEET TO A POINT; THENCE
 8. SOUTH 02 DEGREES 05 MINUTES 24 SECONDS WEST, 56.50 FEET TO A POINT; THENCE
 9. SOUTH 43 DEGREES 14 MINUTES 24 SECONDS WEST, 31.38 FEET TO THE POINT AND PLACE OF BEGINNING.

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
ALGONTEKAS EASTERN GAS	713.627.5400
SUEZ WATER BAYONNE	888.434.0518
PISEG	800.438.7734
VERIZON	800.427.9977
PHILLIPS 66 PIPELINE	800.231.2566

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 #24GS04322600
 NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

NO.	REVISED TO ADD OFFSITE TOPOGRAPHY	DC	TAM	KVG	12-23-2021
FILE NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
FIELD DATE	11-15-19				
FIELD BOOK NO.	19-33				
FIELD BOOK PG.	111				
FIELD CREW	S.B./C.W.				
DRAWN	P.R.V.				
REVIEWED	B.S.D.				
APPROVED	J.D.S.				
DATE	12-20-2019				
SCALE	1"=30'				
FILE NO.	01-190413-00				
DWG. NO.	1 OF 2				

ALTA/NSPS LAND TITLE SURVEY
BLOCK 301.01, LOT 1 AND LOT 6
 219 WEST 5TH STREET
 CITY OF BAYONNE, HUDSON COUNTY
 STATE OF NEW JERSEY

CONTROL POINT ASSOCIATES, INC.
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