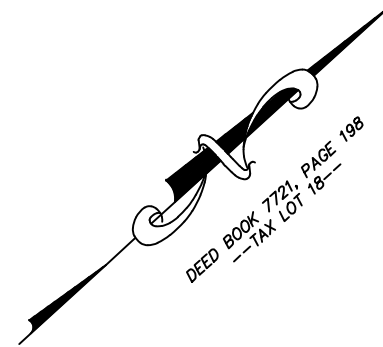
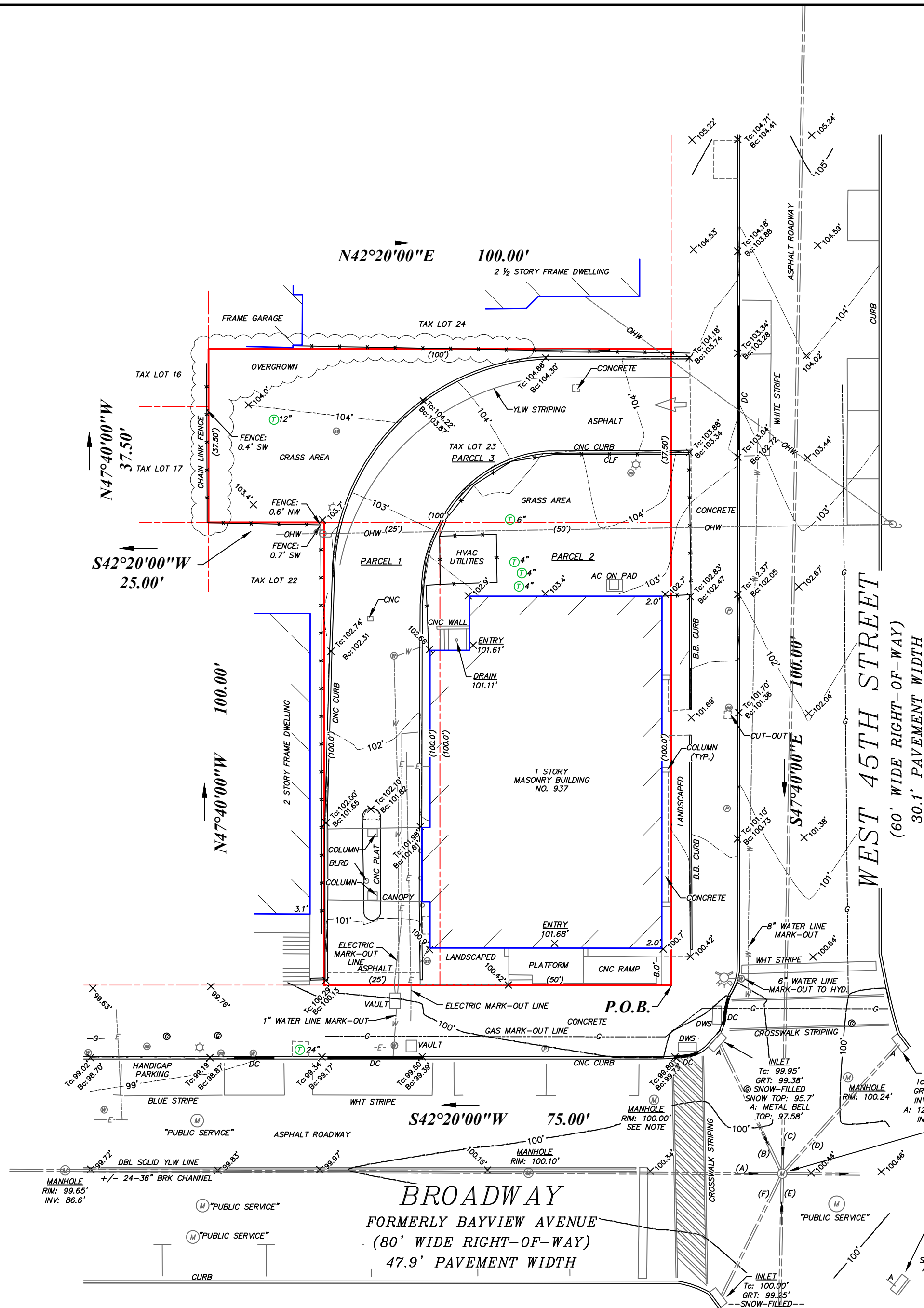




LEGEND:	
AI : AREA INACCESSIBLE	MON : MONUMENT
AWN : AWNING	MNS/F: MAG-NAIL SET/FOUND
BC : BOTTOM OF CURB	MTF : METAL/IRON FENCE
BW : BOTTOM OF WALL	OHW : OVERHEAD WRES
BLDG: BUILDING	OIL : OIL FILLER
BLRD: BOLLARD	Ⓟ : PARKING METER
(C) : CAPPED MARKER	POB : POINT OF BEGINNING
CB : CATCHBASIN	R/R : RAILROAD
CLF : CHAIN LINK FENCE	S/TS: STAKE & TACK SET
CNC : CONCRETE	Ⓢ : STREET SIGN
C/O : CLEAN-OUT	Ⓜ : SURVEY MARKER
DWG : DWELLING	—T—: TELEPHONE LINE MARK-OUT
DWS : DETECTIBLE WARNING SURFACE	TC : TOP OF CURB
(D) : DEED DIMENSION	TM : TAX MAP
DC : DEPRESSED CURB	Ⓣ : TRAFFIC SIGNAL
—E—: ELECTRIC LINE MARK-OUT	TRAN : TRANSFORMER UTILITY
FM : FILED MAP	Ⓣ : TREE
Ⓢ : GAS BOX/VALVE	TW : TOP OF WALL
—G—: GAS LINE MARK-OUT	TYP : TYPICAL
GUY : GUY WIRE	Ⓣ : UNKNOWN UTILITY BOX/VALVE
HTCH: CELLAR HATCH	Ⓣ : UTILITY POLE
Ⓢ : HYDRANT	VIF : VINYL FENCE
IRS/F: IRON ROD SET/FOUND	XCS/F: CROSS CUT SET/FOUND
IPF : IRON PIPE FOUND	Ⓢ : WATER BOX/VALVE
Ⓢ : LIGHT POLE	—W—: WATER LINE MARK-OUT
Ⓢ : MANHOLE	(W) : WASHER MARKER
(M) : MEASURED DIMENSION	WDF : WOOD FENCE
Ⓢ : MONITORING WELL	

NOTE:
1. ELEVATIONS ARE BASED ON ASSIGNING A LOCAL BENCHMARK (MANHOLE RIM) AN ASSUMED DATUM OF 100'. ALL OTHER ELEVATIONS ARE RELATIVE TO THIS BENCHMARK.
2. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OTHER MUST BE ESTIMATED. IF ANY UNDER GROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD, AND MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MAPS 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. BEHAR SURVEYING ASSOCIATES DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.

REFERENCES:
1. DEED BOOK 9800, PAGE 473
2. "ALTA/NSPS LAND TITLE SURVEY FOR BANK OF AMERICA, NATIONAL ASSOCIATION, 937 BROADWAY, BAYONNE, NJ, PROJECT NUMBER 19-06-0870-003, FIELD DATE JULY 26, 2016, DATE: JUNE 5, 2020."
REVISED:
FEBRUARY 3, 2026 TO INCLUDE UPDATED UTILITY INFORMATION AND TO DEPICT PART OF BUILDING ON TAX LOT 24.
MARCH 5, 2026 TO DEPICT ADDITIONAL INVERTS

THIS SURVEY IS CERTIFIED AS HAVING BEEN PREPARED UNDER MY DIRECT SUPERVISION TO THE FOLLOWING:
1. FRANCESSE INVESTMENT COMPANY



William B. Klapper
WILLIAM B. KLAPPER
PROFESSIONAL LAND SURVEYOR
NJ LICENSE NO. 246503317500

TOPOGRAPHIC SURVEY LOCATED AT:	
937 BROADWAY, CITY OF BAYONNE, HUDSON COUNTY, NEW JERSEY	
TAX LOT/BLOCK: 23/85	SCALE: 1"=20'
DEED BOOK/PAGE: 9800/473	ORDER NUMBER: BSA-20238
DATE: NOVEMBER 3, 2025	TITLE NUMBER: N/A

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
THE INFORMATION SHOWN CORRECTLY REPRESENTS THE CONDITIONS FOUND AT THE SITE ON THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE OF THE GROUND AND NOT VISIBLE.
NO ATTEMPT SHOULD BE MADE TO PHYSICALLY ESTABLISH THE LOCATION OF BOUNDARY LINES FOR THE PURPOSE OF CONSTRUCTION OF PERMANENT IMPROVEMENTS BY USING DIMENSIONS SHOWN ON THE SURVEY OR SCALED DISTANCES HEREON.
THIS MAP OR ANY PART THEREOF IS NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT BY BEHAR SURVEYING ASSOCIATES, P.C.
COPIES OF THIS PLAN WITHOUT AN ORIGINAL SIGNATURE AND IMPRESSION SEAL ARE NOT VALID.
THIS CERTIFICATION IS MADE ONLY TO HEREON NAMED PARTIES FOR PURCHASE OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE, INCLUDING BUT NOT LIMITED TO, USE OF SURVEY FOR A SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(d).



Behar Surveying Associates, PC
Land Surveying & Mapping Services
61 Locust Lane, East Rutherford, NJ 07073
Phone: 973-778-0010 ; Fax: 973-778-0027
www.beharsurveying.com

WILLIAM B. KLAPPER
PROFESSIONAL LAND SURVEYOR
NJ LICENSE NO. 246503317500

JEREMY A. KLAPPER
PROFESSIONAL LAND SURVEYOR
NJ LICENSE NO. 246504331800
NY LICENSE NO. 050876
CT LICENSE NO. LSK0070469
RI LICENSE NO. LS.0002527
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