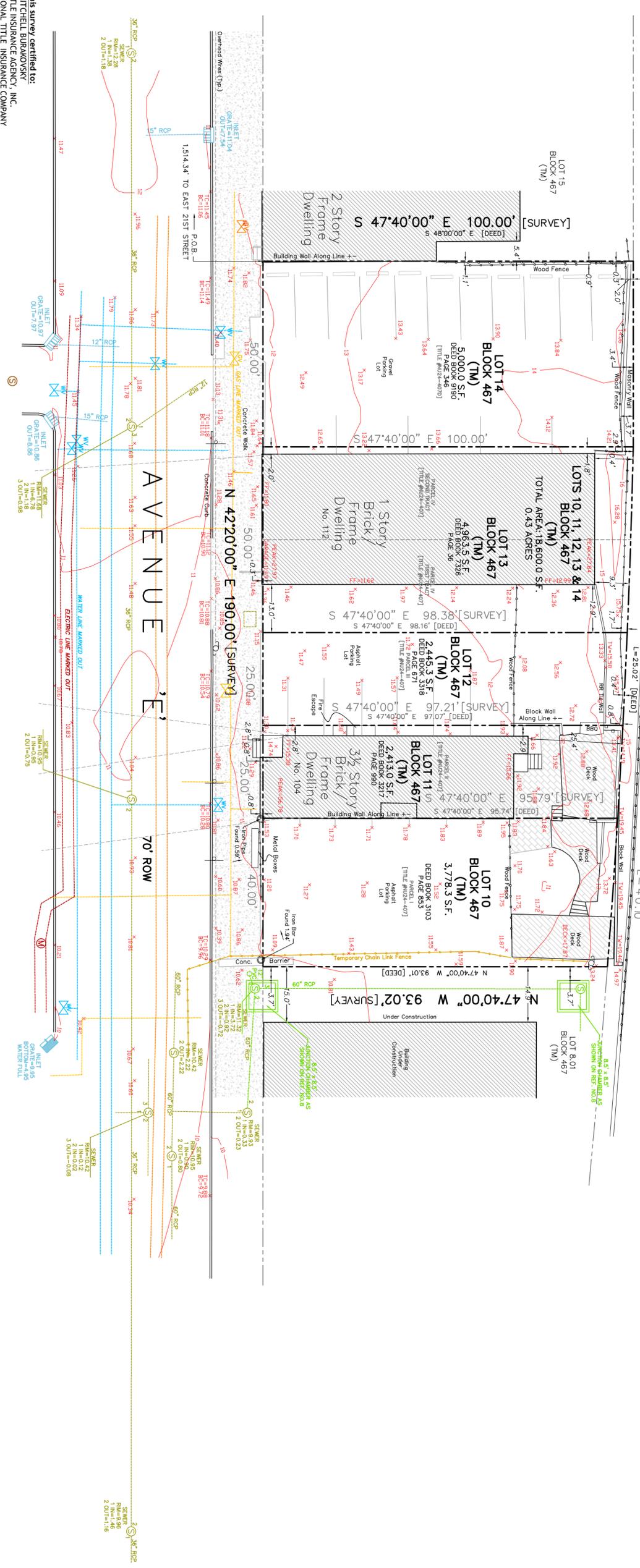




S 42°20'00" W 50.00' [SURVEY]
 S 42°20'00" W [DEED] L=50.03'
 R=2,590.00' L=140.20' [SURVEY]
 L=25.03' S 60°25'15" W 140.17' [DEED] L=25.04'
 L=4.10'
 CONRALL (FORMERLY C.R. CO. OF NJ) CLASS I



TOPOGRAPHIC SURVEY OF PROPERTY
 Tax Lots 10, 11, 12, 13 & 14 - Block 467
 102.5-116 Avenue E, City of Bayonne
 Hudson County, New Jersey

PROJECT NUMBER: 1909871241
 DATE: 10/22/2024

FIELD AID: DWG BR: E.S. CHECKED: WCB PAPER SIZE: 18"X24" US SCALE: 1"=20' DATE: 10/22/2024

Lakeland Surveying
 Certificate of Authorization #2450433900
 N.J. LIC. NO. 24504132900
 N.J. LIC. NO. 2450433900
 N.J. LIC. NO. 24504341900

MARG. J. CRONE, N.J. P.L.S.
 JEFFREY S. GRUNN, N.J. P.L.S.
 WILLIAM C. BUCHOK, N.J. P.L.S.

NO. INITIALS DATE ADJACENT PROPERTY UTILITIES ADDED REVISIONS

1	JWS	07/23/25		
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GRAPHIC SCALE
 0 10 20 40 80
 1 inch = 20 ft.

Notes:

- Field Survey Performed on 10/21/2024
- Vertical Datum: NAVD83 | Horizontal Datum: assumed
- Survey performed without the benefit of a complete title search and subject to municipal restrictions, easements of record and other facts that a title search may disclose.
- No attempt should be made to establish the physical location of boundary lines for the purpose of construction of permanent improvements by using published offsets or scaled distances hereon.
- This survey depicts only those features which are both visible and above-ground. Underground features, e.g., underground utility lines, will require either the submission of plans detailing the location of same or the service of a private utility locator to mark out said underground utility lines.

This survey certified to:
 MITCHELL BURAKOVSKY, INC.
 FIDELITY NATIONAL TITLE INSURANCE COMPANY
 ROSE B. ZUCKER, EGS.

This survey references:

- Deed Book 9793 Page 992 [Lot 8.01]
- Deed Book 3103 Page 853 [Lot 10]
- Deed Book 3217 Page 990 [Lot 11]
- Deed Book 3318 Page 671 [Lot 12]
- Deed Book 7206 Page 36 [Lot 13]
- Deed Book 9190 Page 346 [Lot 14]
- Deed Book 9190 Page 346 [Lot 15]
- Deed Book 9190 Page 346 [Lot 16]
- Utility Plan - Sheet C-500 by Samuel Kozel, Architects and Engineers dated 12/09/2021, last revised 04/07/2022.

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).