A-18a

LEGEND	
SYMBOL/ABBREVIATION	DESCRIPTION
TC	TOP OF CURB
BC	BOTTOM OF CURB
CB	CATCH BASIN
MH	MANHOLE
BV	BAR VALVE
WV	WATER VALVE
W	WATER MAIN
G	GAS MAIN
LP	UTILITY POLE
LT	LIGHT POLE
BOB	INVOT ELEVATION
TC	TOP OF DROPPED CURB
BC	BOTTOM OF DROPPED CURB

REFERENCES:

1. TAX MAP, CITY OF BAYONNE, HUDSON COUNTY, NEW JERSEY, SCALE 1" = 50', DATED JULY 2014, LAST REVISED 12/15, SHEET NUMBER 14.
2. DEED BOOK 7126, PAGE 61, DATED MAY 4, 1962, PLAINTIFF: CITY OF NEW JERSEY, DEFENDANT: ROBERT H. [illegible] ET AL, PUBLIC LEGAL NOTICE TAKING.
3. DEED BOOK 5011, PAGE 237, DATED MARCH 1, 1962, GRANTOR: [illegible], GRANTEE: [illegible] BETWEEN HUDSON AVENUE AND NEW AVENUE, BEING A 50' WIDE STREET.
4. DEED BOOK 5388, PAGE 264, DATED NOVEMBER 30, 1967, RECORDED MARCH 1, 1968, GRANTOR: RUBEN GREEN AND PATRICIA GREEN, ET AL, GRANTEE: [illegible], PARTIAL RELEASE OF MORTGAGE, LOT 11, BLOCK 411.
5. DEED BOOK 5388, PAGE 267, RECORDED MARCH 1, 1968, GRANTOR: [illegible] & MARY FRANCES MANGER AND DEFAULTEE: STEVEN GREEN, ET AL AND JENNIFER M. GREEN AND LOTTIE E. GOLNAK, ET AL.
6. "SUBDIVISION PLAN OF PROPERTY OF JOSEPH APPLEGATE, BAYONNE, NEW JERSEY", DATED [illegible], SHEET NUMBER 1 OF 1.
7. TITLE REPORT, LAND MAP, COMMITMENT NUMBER: [illegible], DATED: [illegible], CITY OF BAYONNE, HUDSON COUNTY, NEW JERSEY, SCALE 1" = [illegible], DATED [illegible], PREPARED BY: [illegible].
8. NEW JERSEY DEPARTMENT OF TRANSPORTATION, GENERAL PROPERTY PARCEL MAP, FOR: [illegible], BETWEEN [illegible] STREET, BAYONNE AVENUE, PROSPECT AVENUE, JERSEY CITY, HUDSON COUNTY, NEW JERSEY, SCALE 1" = [illegible], DATED [illegible], SHEET NUMBER [illegible].
9. "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", SCALE 1" = [illegible], DATED [illegible], AND LAST REVISED [illegible], PREPARED BY FARALDI GROUP, INC.
10. DEED BOOK [illegible], PAGE 207, DATED MARCH 2, [illegible].

TO: BAYONNE AVENUE ASSOCIATES, LLC

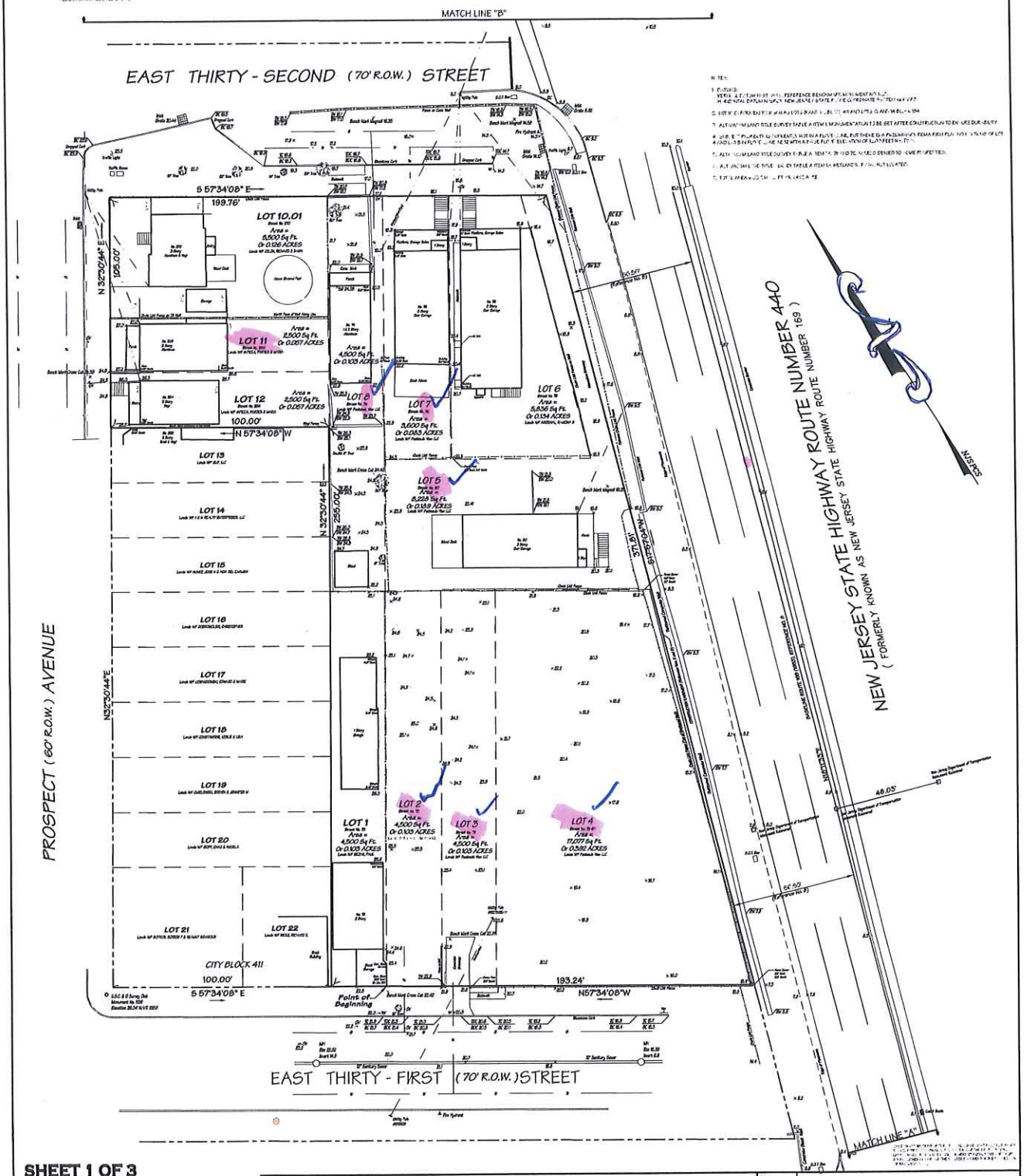
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 7B1, 7B2, 7C, 8, 9, 10A, 11A, 11B, 13, 14, 15, 16, 17, 18, 19, 20A, 20B, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEB. 23, 2015.

DATE: 04/22/2015

LIBERTY N. FARALDI, PLS #24140

NOTES:

1. [illegible]
2. [illegible]
3. ALTA/ACSM LAND TITLE SURVEY TABLE A ITEM 11 MONUMENTATION TO BE SET AFTER CONSTRUCTION TO ENSURE DUE DILIGENCE.
4. [illegible]
5. ALTA/ACSM LAND TITLE SURVEY TABLE A ITEM 16 [illegible] DENIED TO [illegible].
6. ALTA/ACSM LAND TITLE SURVEY TABLE A ITEM 18 WETLANDS, IF ANY, NOT LOCATED.
7. [illegible]



SHEET 1 OF 3

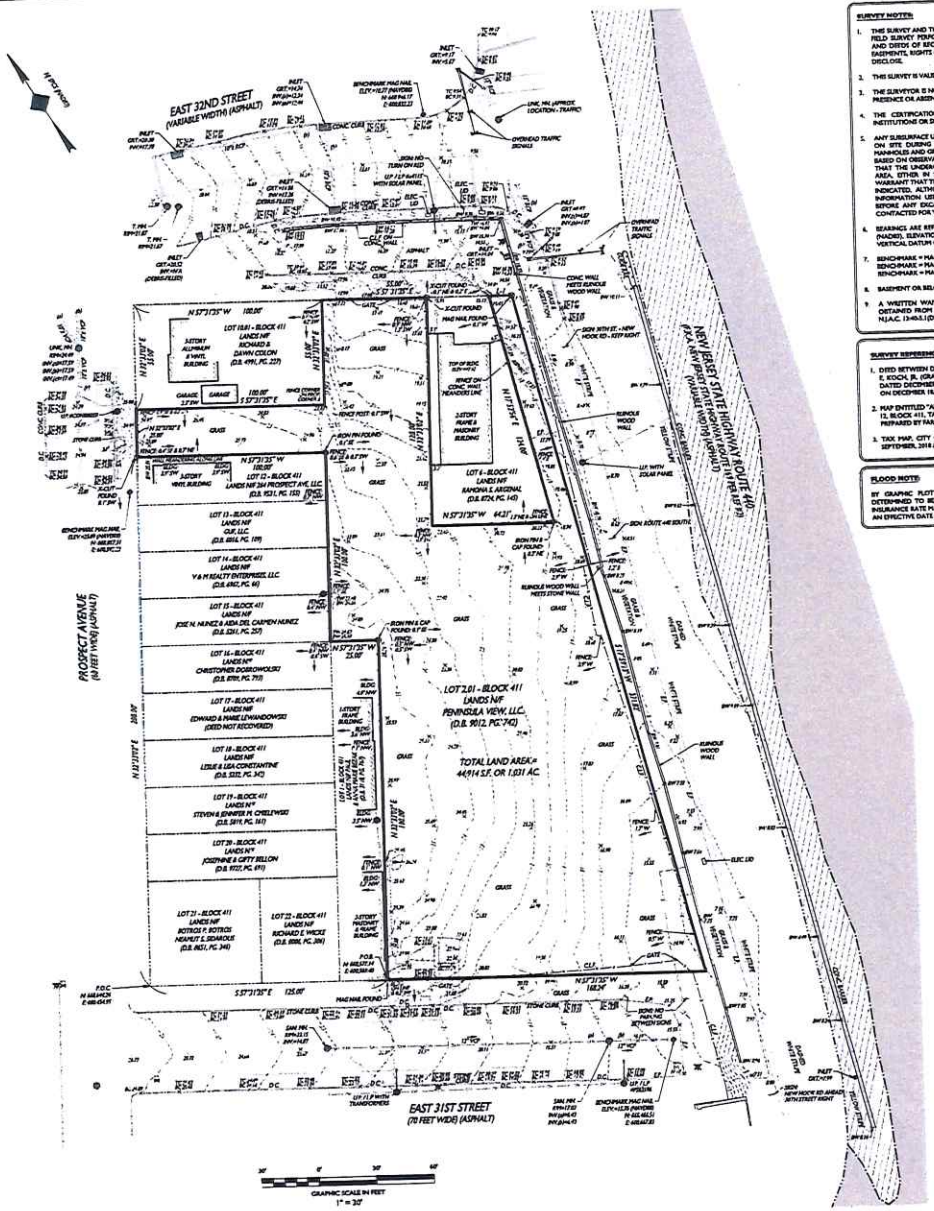
GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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.

Date	03/24/2015
Scale	1" = 20'
Drawn By	J. SCHAUB

Faraldi Group, Inc.
PROFESSIONAL LAND SURVEYORS & PLANNERS
831 FIRST STREET
SECAUCUS, NEW JERSEY 07094-3432
(201) 867-8044 FAX (201) 867-8864
E-MAIL: faraldigroup@comcast.net
OFFICE OF ASSOCIATE RUSH RUSSO
Mark N. Faraldi, Professional Land Surveyor



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 = 13.76' (NAVD88).
   BENCHMARK = MAG NAIL = 23.09' (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 PARADIS 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, THE 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. 340318, 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 (66 FEET WIDE) (SAID COMMENCING POINT HAVING COORDINATES N: 668,444.36, 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 DEGREES 31 MINUTES 35 SECONDS EAST, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING, SAID BEGINNING POINT HAVING COORDINATES N: 668,277.34, E: 600,568.40 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 100.00 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 52.00 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 44.31 FEET TO A POINT WITNESSED BY AN IRON PIN & CAP FOUND, THENCE;
11. ALONG THE SAME, NORTH 17 DEGREES 52 MINUTES 54 SECONDS EAST, A DISTANCE OF 134.88 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 271.83 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 SECOND WEST, A DISTANCE OF 168.24 FEET TO THE POINT AND PLACE OF BEGINNING.

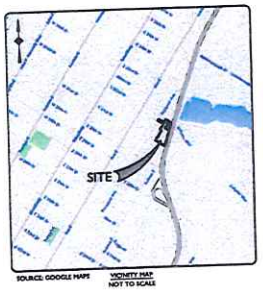
BEING KNOWN AS TAX MAP LOT 2.01 IN BLOCK 411

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

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

SYMBOL DESCRIPTION

BUILDING
CONCRETE SIDEWALK / MAT
ASPHALT / CONCRETE CURB
DEPRESSED CURB
PROPERTY LINE
ADJACENT PROPERTY LINE
CHAIN LINK FENCE
UTILITY POLE
FAULT ANN LIGHT POLE
SIGNS
WATER VALVE
GAS VALVE
INLET
MAN HOLE
FIRE HYDRANT
EDGE OF PAVEMENT
OVERHEAD WIRE
SANITARY SEWER LINE
STORM PIPE
MAJOR CONTOUR
MINOR CONTOUR
GRADE SPOT SHOT
TOP OF CURB SHOT
BOTTOM OF CURB SHOT
TOP OF WALL SHOT
BOTTOM OF WALL SHOT
WALL
PAVEMENT STRIPING
BENCH MARK
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



SOURCE: GOOGLE MAPS — VICINITY MAP NOT TO SCALE

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Phone 201.340.4468 · Fax 201.340.4472

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.

STATE OF NEW JERSEY · ANTHONY D. GIGLIO JR. · PROFESSIONAL LAND SURVEYOR · LICENSED

Digitally signed by Anthony D. Giglio Jr.
Date: 2025.10.20 14:51:14 -04'00'

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

SCALE: 1"=20' | PROJECT ID: BUT-230176 | SHEET: 1 OF 1