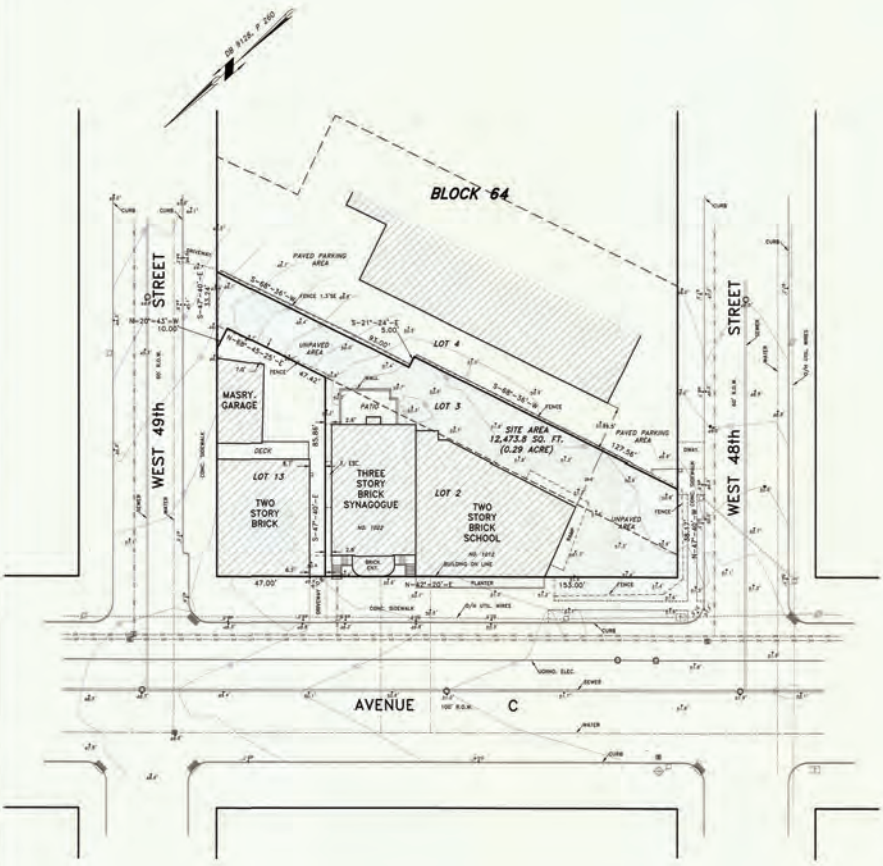
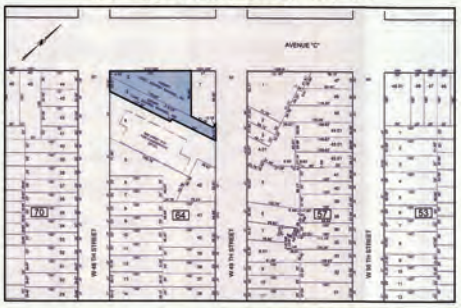


GRAPHIC SCALE

0' 10' 20' 30' 40'

1" = 20'

TAX MAP INSET, SHEET NO. 18



GENERAL NOTE:

THIS SURVEY WAS MADE AT THE REQUEST OF ISRAEL SCHWARTZ, AND FOLLOWS THE INSTRUCTIONS THEREIN CONTAINED. IT IS NONTRANSFERABLE AND IS SUBJECT TO THE FACTS REVEALED BY AN ACCURATE AND COMPLETE TITLE SEARCH.

THIS SURVEY IS AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, WHICH IS BASED UPON HIS KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH IT DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.

BEARINGS ARE RELATIVE AND BASED ON TITLE INFORMATION SUPPLIED BY THE CLIENT. THE COORDINATES SHOWN HEREON ARE TO AN ASSUMED BASIS. THE AREA OF THE ENTIRE SITE IS 12,473.8 SQ. FT. (0.29 ACRE).

THE SPOT ELEVATIONS AND CONTOURS SHOWN HEREON ARE BASED ON AN ASSUMED VERTICAL DATUM. THE SITE IS LOCATED IN THE X (UNSHADED) ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 34017C0111G (DATED: 09-19-06, COMMUNITY NO. 340216).

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. 46:8-36.2) AND N.J.A.C. 13:40-5.1(d).

THE UTILITIES SHOWN HEREON ARE BASED ON OBSERVABLE SURFACE CONDITIONS AND MUNICIPAL RECORDS. THE LOCATIONS AND SIZES OF THE LINES SHOULD BE CONFIRMED BY THE UTILITY PROVIDERS. A MARKOUT SHOULD BE PERFORMED PRIOR TO ANY DESIGN OR EXCAVATION.

DESCRIPTION:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF AVENUE C, A DISTANCE OF 47.00 FEET SOUTHWESTERLY FROM ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF WEST 49th STREET, RUNNING THENCE

1. S-47°-40'-E, AND PARALLEL WITH WEST 49th STREET, A DISTANCE OF 89.86 FEET TO A POINT, THENCE
2. N-68°-43'-25"-E, A DISTANCE OF 47.42 FEET TO A POINT, THENCE
3. N-20°-43'-W, A DISTANCE OF 10.00 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF WEST 49th STREET, THENCE
4. S-47°-40'-E, ALONG THE SOUTHWESTERLY LINE OF WEST 49th STREET, A DISTANCE OF 33.24 FEET TO A POINT, THENCE
5. S-68°-36'-W, A DISTANCE OF 89.50 FEET TO A POINT, THENCE
6. S-21°-24'-E, A DISTANCE OF 5.00 FEET TO A POINT, THENCE
7. S-68°-36'-W, A DISTANCE OF 127.56 FEET TO A POINT IN THE NORTHEASTERLY LINE OF WEST 48th STREET, THENCE
8. N-47°-40'-W, ALONG THE NORTHEASTERLY LINE OF WEST 48th STREET, A DISTANCE OF 39.17 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF AVENUE C, THENCE
9. N-42°-20'-E, ALONG THE SOUTHEASTERLY LINE OF AVENUE C, A DISTANCE OF 153.00 FEET TO A POINT, SAID POINT BEING THE POINT OR PLACE OF BEGINNING.

KNOWN AS LOTS 2 AND 3, IN BLOCK 64, AS SHOWN ON THE OFFICIAL TAX ASSESSMENT MAP FOR THE CITY OF BAYONNE, HUDSON COUNTY, NEW JERSEY.

LEGEND

- MW = Mon Well
- WV = Water Valve
- GV = Gas Valve
- 25.0' = Elevation (ASSUMED)
- PH = Pull Hook
- CB = Catch Basin
- UP = Util. Pole
- FH = Fire Hyd.
- MH = Manh. Well
- EB = Elec. Hanbx
- LP = Lite
- TS = Traf. Sig.
- T = Tree

REVISIONS	
DATE	COMMENT

MAP OF SURVEY OF PROPERTY LOCATED AT LOTS 2 & 3, BLOCK 64, CITY OF BAYONNE, HUDSON COUNTY, NEW JERSEY

1012-1022 AVENUE C, BAYONNE, NJ

DRAWN BY:

CHECKED BY: JC

APPROVED: JC

JOSEPH CAULFIELD
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO.- 37976

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132 MADISON STREET
HOBOKEN, NEW JERSEY 07030
TEL. (201) 792-0445
FAX (201) 792-7714

SCALE: 1"=20' | DATE: 08-10-22 | CHKD.: | SHEET NO.: 1 OF 1