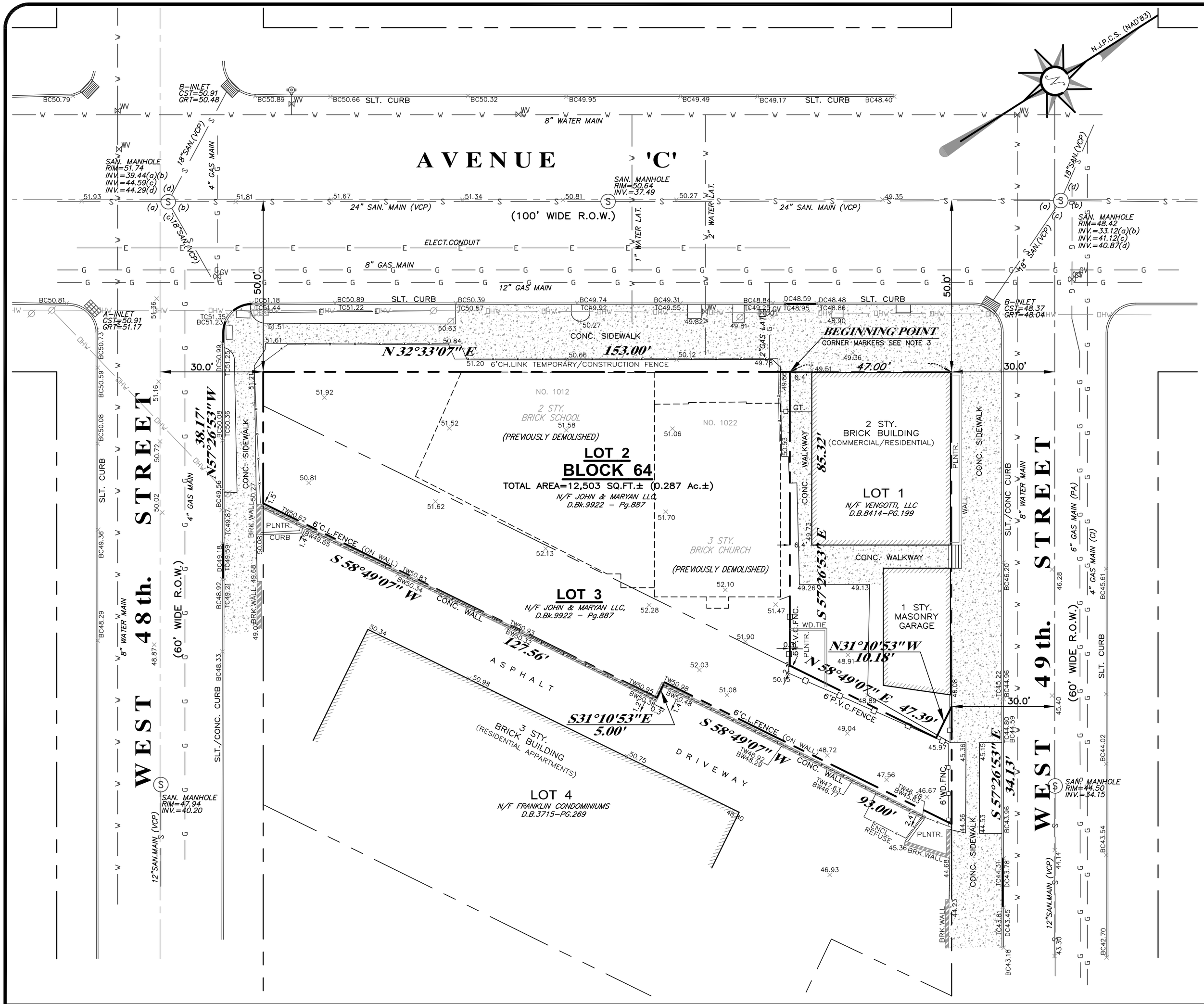


SURVEY NOTES:

DATUM:

1.)THE HORIZONTAL DATUM FOR THIS MAP IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD'83)/(2011 ADJ.). THE VERTICAL DATUM FOR THIS MAP IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD'88). SAID DATUMS HAVE BEEN ESTABLISHED BY REAL TIME KINEMATIC G.P.S. OBSERVATIONS USING THE CURRENT GRS'80 ELLIPSOIDAL MODEL (GEOID18–CONUS) AND TIED TO THE NEW JERSEY PLANE COORDINATE SYSTEM (N.J.P.C.S.). ALL HORIZONTAL MEASUREMENTS & VERTICAL ELEVATIONS SHOWN HEREON ARE IN U.S. SURVEY FEET.

GENERAL:

1.) THE SURVEYED PARCELL(S) COMMONLY KNOWN AS LOTS 2 & 3 IN BLOCK 64 AS SHOWN ON THE OFFICIAL (TOWNSHIP NAME) TAX MAP, SHEET NUMBER 18.

2.) THIS PLAN SHOWS CONDITIONS AS OF JUNE 2026 AND MAY NOT SHOW CURRENT CONDITIONS. AN UPDATED SURVEY MAY BE REQUIRED IF IMPROVEMENTS OR STRUCTURES HAVE BEEN BUILT WITHIN THE SURVEYED PARCEL OR NEAR PROPERTY LINES OF ADJACENT LOTS AFTER THE AFOREMENTIONED DATE.

3.) 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. 45:8–36.3) AND N.J.A.C. 13:40–5.1(D).

4.) ALL CLEARANCE DISTANCES AND FOUNDATION TIES SHOWN HEREON ARE PERPENDICULAR OR RADIAL DISTANCES TO THE PROPERTY LINES. SAID DISTANCES ARE APPROXIMATE AND SHOULD NOT BE USE TO ESTABLISH THE ACTUAL LOCATION OF ANY BOUNDARY.

5.) THE SURVEYED PREMISES SHOWN HEREON MAY BE SUBJECT TO EASEMENTS, RIGHTS, AGREEMENTS AND RESTRICTIONS OF RECORD, UNRECORDED OR VERBAL THAT MAY EXIST; AS WELL AS, MUNICIPAL, COUNTY, STATE AND/OR FEDERAL LAWS, ORDINANCES, REGULATIONS AND REQUIREMENTS, SPECIFICALLY THOSE CONDITIONS PLACED UPON THIS PARCEL THROUGH THE SUBDIVISION PROCESS OR VARIANCES FOUND IN THE TOWN'S PLANNING BOARD APPROVAL RESOLUTION.

6.) A CURENT TITLE REPORT HAS NOT BEEN RECEIVED FROM THE CLIENT. THIS PLAT AND THE SURVEY THAT IT IS BASED ON ARE SUBJECT TO THE FACTS AND FINDINGS THAT MAY BE DISCLOSED BY A CURRENT AND ACCURATE 60 YEAR TITLE SEARCH & REPORT.

7.)NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO IDENTIFY, LOCATE AND/OR DEPICT ANY FLOOD ZONES, PLANES, OR BASE FLOOD ELEVATIONS AS DETERMINE BY FEMA OR ANY OTHER AGENCY. THIS SURVEY DOES NOT WARRANTEE THE EXISTENCE OR LACK THEREOF OF ANY FLOOD AREAS WITHIN THE SITE OR ADJOINING PROPERTIES.

8.)NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO IDENTIFY, DETERMINE AND/OR DEPICT THE DELINEATION OF ANY WETLANDS OR BUFFER AREAS WITHIN THE SURVEYED PROPERTY. THIS SURVEY DOES NOT WARRANTEE THE EXISTENCE OR LACK THEREOF OF ANY WETLAND AREAS WITHIN THE SITE OR ADJOINING PROPERTIES.

9.)THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON IS APPROXIMATE AND FOR GRAPHICAL PURPOSES ONLY. PRIOR TO ANY CONSTRUCTION OR EXCAVATION THE APPROPRIATE UTILITY COMPANY SHOULD BE CONTACTED TO CONFIRM THE EXISTENCE OR ABSENCE OF ANY BURIED UTILITY LINE. A FIELD MARKOUT MAY BE REQUESTED BY CALLING 1–800–272–1000.

SURVEY CERTIFICATION

THIS CERTIFICATION IS MADE ONLY TO THE HEREON NAMED PARTIES. NO RESPONSIBILITY OF LIABILITY IS ASSUMED BY THE SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE(S) INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY. THE CERTIFICATION ON THIS PLAN IS NULL AND VOID IF FULL PAYMENT IS NOT RECEIVED FOR THE INFORMATION AND SERVICES SHOWN HEREON.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS IN ACCORDANCE WITH THE CURRENT STATE OF N.J. LAWS AND REGULATIONS FOR A LAND SURVEY, AS SET FORTH IN N.J.A.C. 13:40–5.1.

JOHN & MARYAN, LLC

WARNING : IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL IT IS NOT AN ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

NO.	REVISION	DATE	Dr/Ck
2	CHECK & REVISE CURB ELEVS.	07/24/2026	JJR
1	ADD PREVIOUSLY DEMOLISHED BLDGS.	07/13/2026	JJR

CAD#: 26040–Surv	DESIGN BY:	DATE: 07–02–2026
PB#:	DRAWN BY: JJR	SCALE: 1"=20'
BOOK#: 26000–Misc	Checked by: JMR/JJR	FILE NO.: NE–26040

NorEast Land Surveying, LLC
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Certificate of Authorization # 24GA28345000

Juan J. Rodriguez, P.L.S.,
New Jersey Professional Land Surveyor License No. 24GS04323000

BOUNDARY & TOPOGRAPHIC SURVEY

TAX MAP LOTS 2 & 3 BLOCK 64
CITY OF BAYONNE
HUDSON COUNTY, NEW JERSEY
TAX MAP SHEET No. 18

JOB #: 26040

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