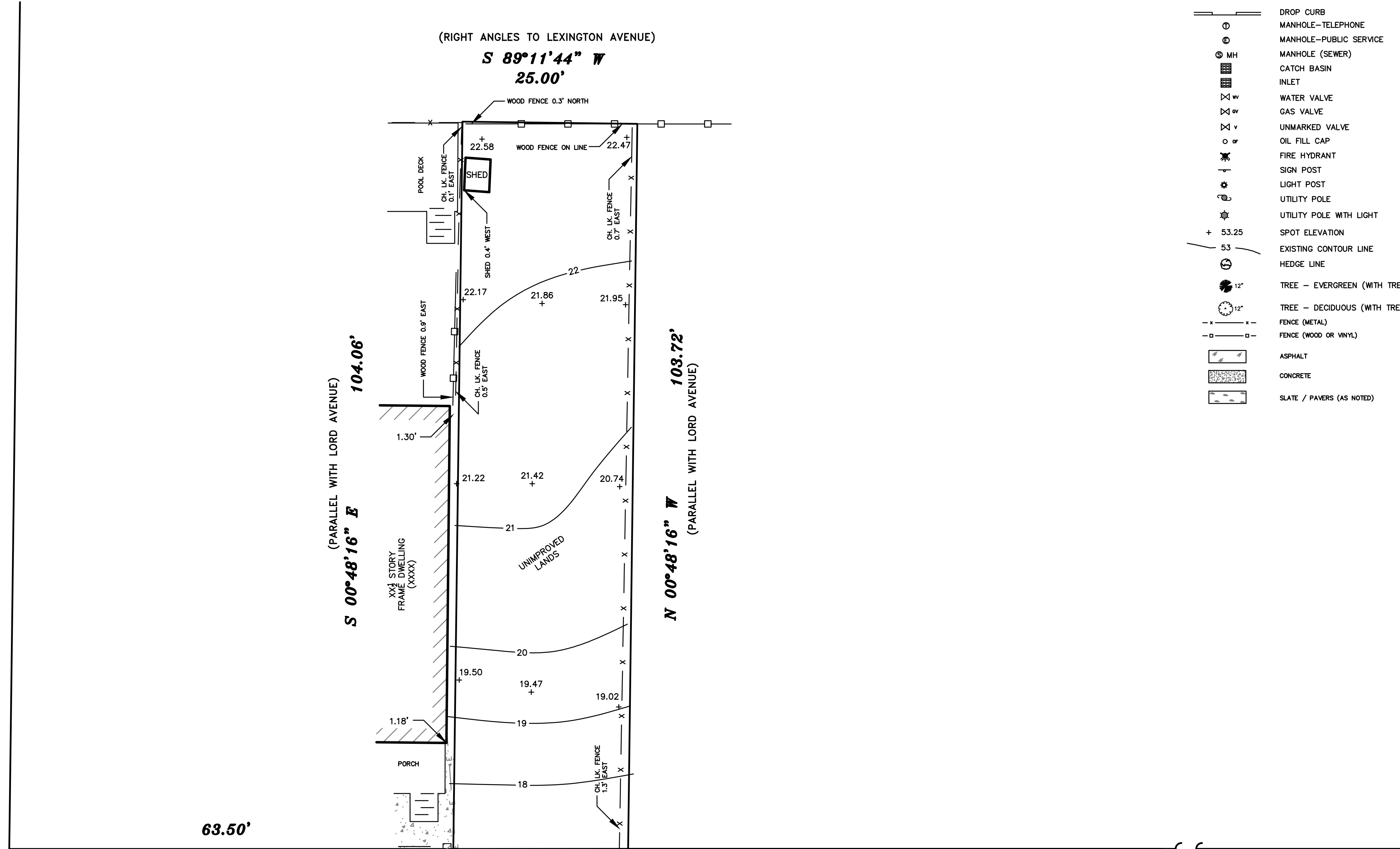


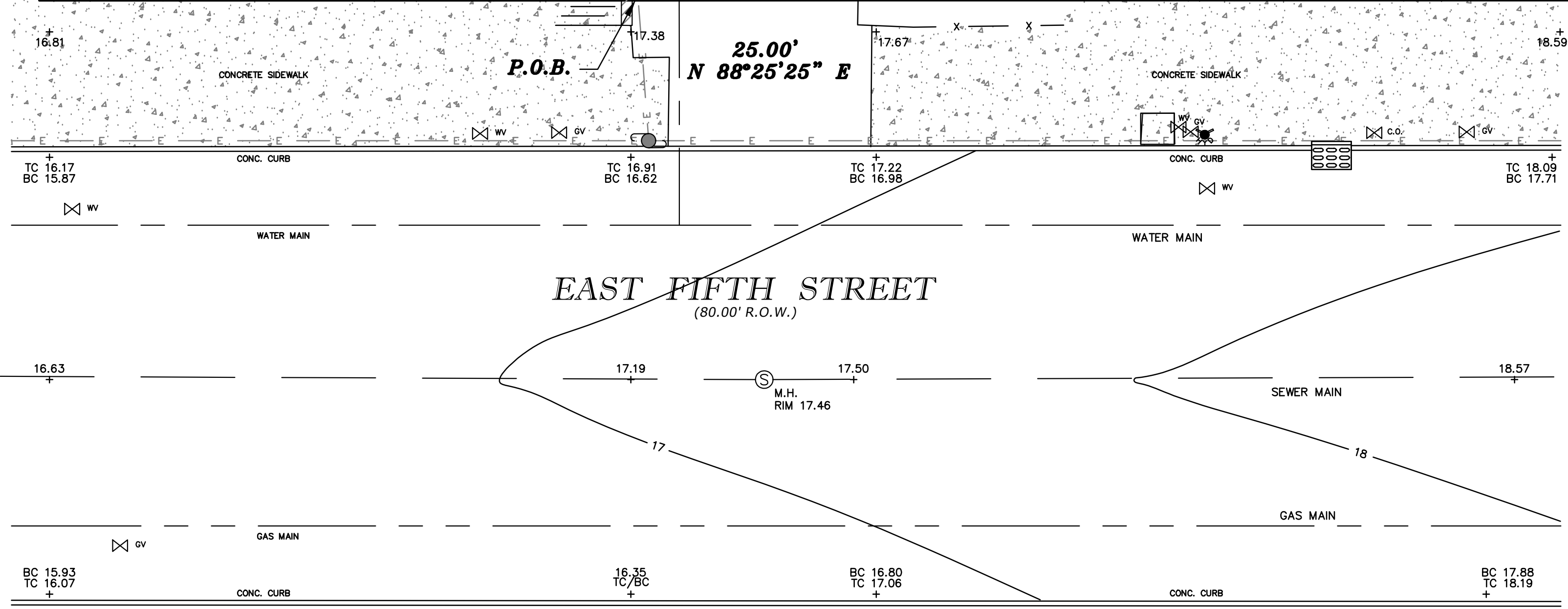
NAVD 1988



LEXINGTON AVENUE
(60.00' R.O.W.)

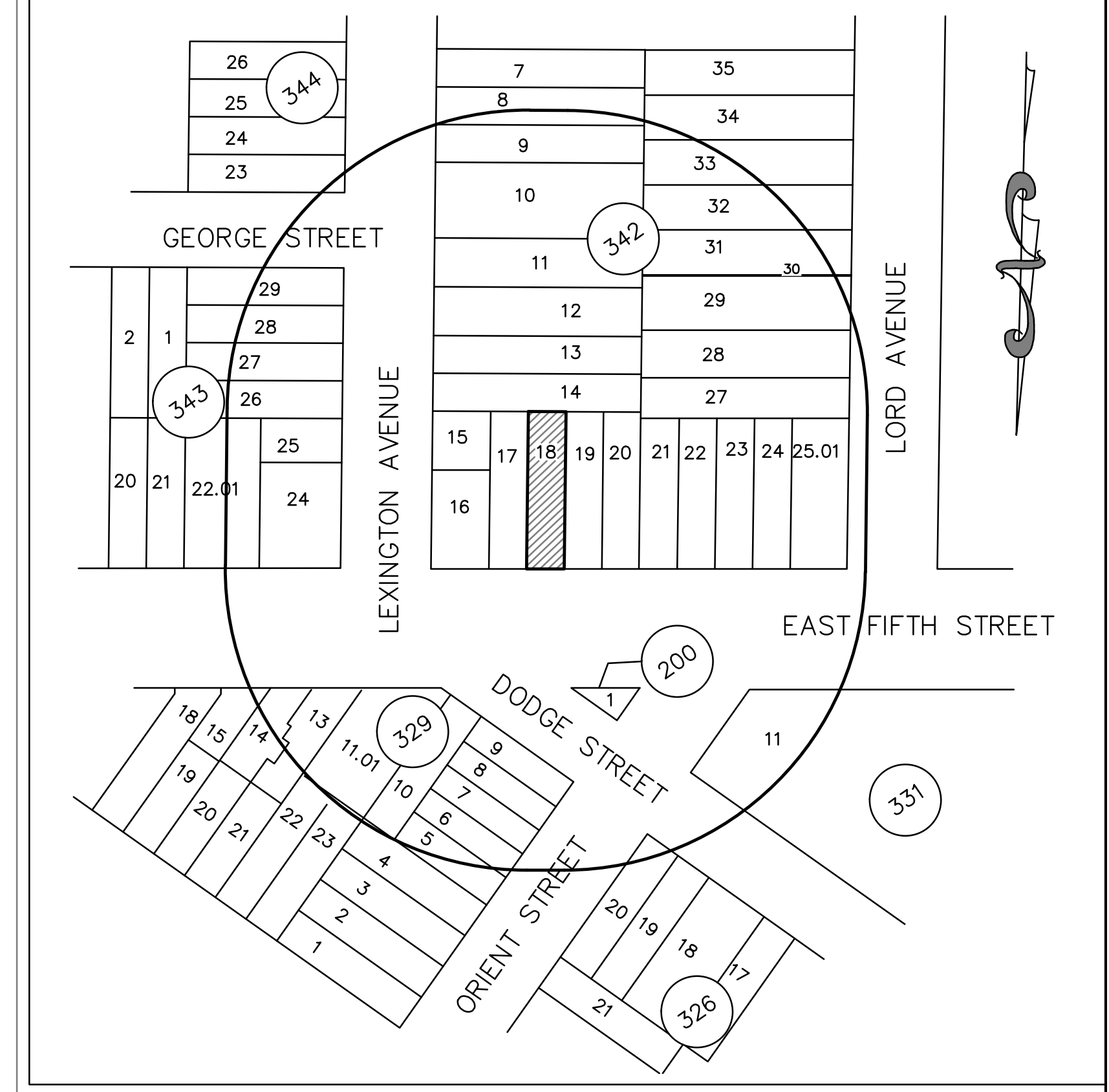


LORD AVENUE
(60.00' R.O.W.)



LEGEND

- BOUNDARY LINE
R.O.W. LINE
OVERHEAD WIRES
CURB LINE
DROP CURB
MANHOLE-TELEPHONE
MANHOLE-PUBLIC SERVICE
MANHOLE (SEWER)
CATCH BASIN
INLET
WATER VALVE
GAS VALVE
UNMARKED VALVE
OIL FILL CAP
FIRE HYDRANT
SIGN POST
LIGHT POST
UTILITY POLE
UTILITY POLE WITH LIGHT
SPOT ELEVATION
EXISTING CONTOUR LINE
HEDGE LINE
TREE - EVERGREEN (WITH TREE SIZE)
TREE - DECIDUOUS (WITH TREE SIZE)
FENCE (METAL)
FENCE (WOOD OR VINYL)
ASPHALT
CONCRETE
SLATE / PAVERS (AS NOTED)



200' RADIUS MAP
(NOT TO SCALE)

DEED REFERENCES:

DEED BOOK 9686 PAGE 446, ET. SEQ.
DATED 03/23/2022

NOTES:

- 1. LOCATIONS AND TYPES OF UTILITIES SHOWN HEREON ARE DERIVED FROM FIELD LOCATION AND UTILITY MAP LOCATION. PRIOR TO ANY EXCAVATION CONTACT THE TOWN OF BAYONNE CITY ENGINEER'S OFFICE, SEWER, WATER AND TRAFFIC DEPARTMENT, N.J. BELL TEL. CO., AND PUBLIC SERVICE ELECTRIC & GAS CO.
2. STANDARD COVER FOR GAS: 3.0' +/- AVERAGE.
3. STANDARD COVER FOR WATER: 4.0' +/- AVERAGE.
4. ALL ELEVATIONS AND CONTOURS SHOWN ARE EXISTING AND ARE BASED ON NAVD 1988 DATUM
5. THIS SURVEY IS SUBJECT TO THE FACTS AND FINDINGS OF A COMPLETE TITLE SEARCH.
6. THIS SURVEY IS NOT VALID UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.

Table with columns: NO., DATE, DESCRIPTION, BY, LOT AREA (X,XXX SQ. FT. OR X.XXX ACRES), DRAWN BY: SW, CHECKED BY: VB, DATE: 8/10/2023, SCALE: 1" = 10', JOB NO.: 2307-61

BOUNDARY & TOPOGRAPHIC SURVEY
OF LANDS LOCATED AT
40 EAST FIFTH STREET
LOT 18 IN BLOCK 342 ON TAX MAPS OF
CITY OF BAYONNE CITY HUDSON COUNTY NEW JERSEY

THIS SURVEY IS CERTIFIED TO AND PREPARED FOR:
ANTHONY STRAGAPEDE

I, VALERY BRAGINSKY, PLS, CERTIFY THAT THE SURVEY OF LANDS SHOWN HEREON WAS PERFORMED AT THE PROPERTY UNDER MY DIRECT SUPERVISION ON THE DATE LISTED ON THIS SURVEY MAP. THIS CERTIFICATION IS MADE ONLY TO THE NAMED PARTIES FOR PURPOSE OF MUNICIPALITY SUBMITTAL, PURCHASE AND/OR MORTGAGE FROM LENDER AS NAMED. 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 SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO AND OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY. THIS SURVEY IS INVALID WITHOUT THE EMBOSSED SEAL OF THE SURVEYOR. SUBJECT TO ALL EASEMENTS OR RIGHT-OF-WAY OF RECORD.

BRAGINSKY SURVEYING, LLC
VALERY BRAGINSKY, PLS
NJ LICENSE NO. 43217
BRAGINSKY SURVEYING, LLC
2 AUSTIN AVENUE, ISELIN, NJ 08830
TEL. (732) 326-9090 FAX (866) 464-8910
PROFESSIONAL LAND SURVEYORS

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.