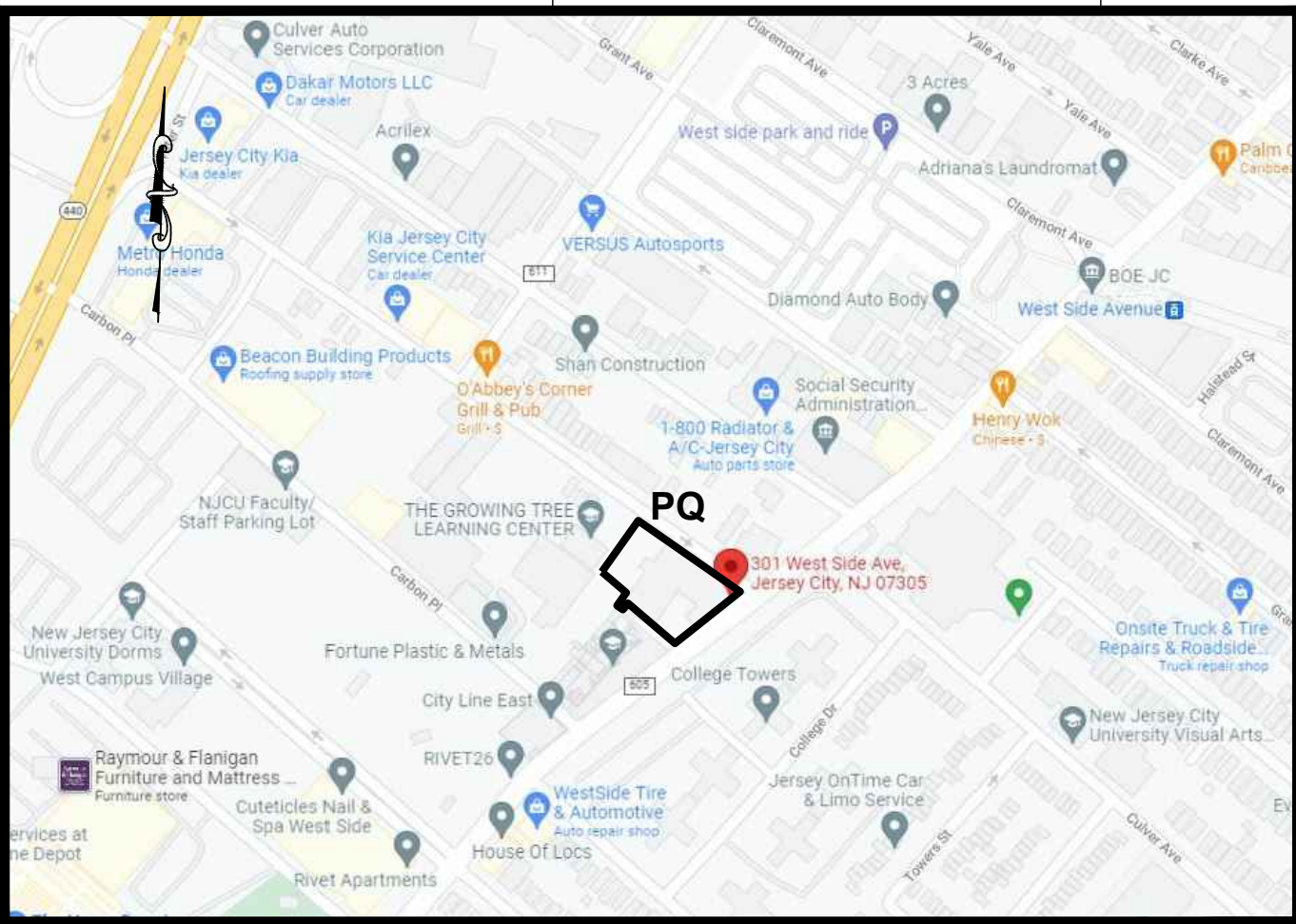
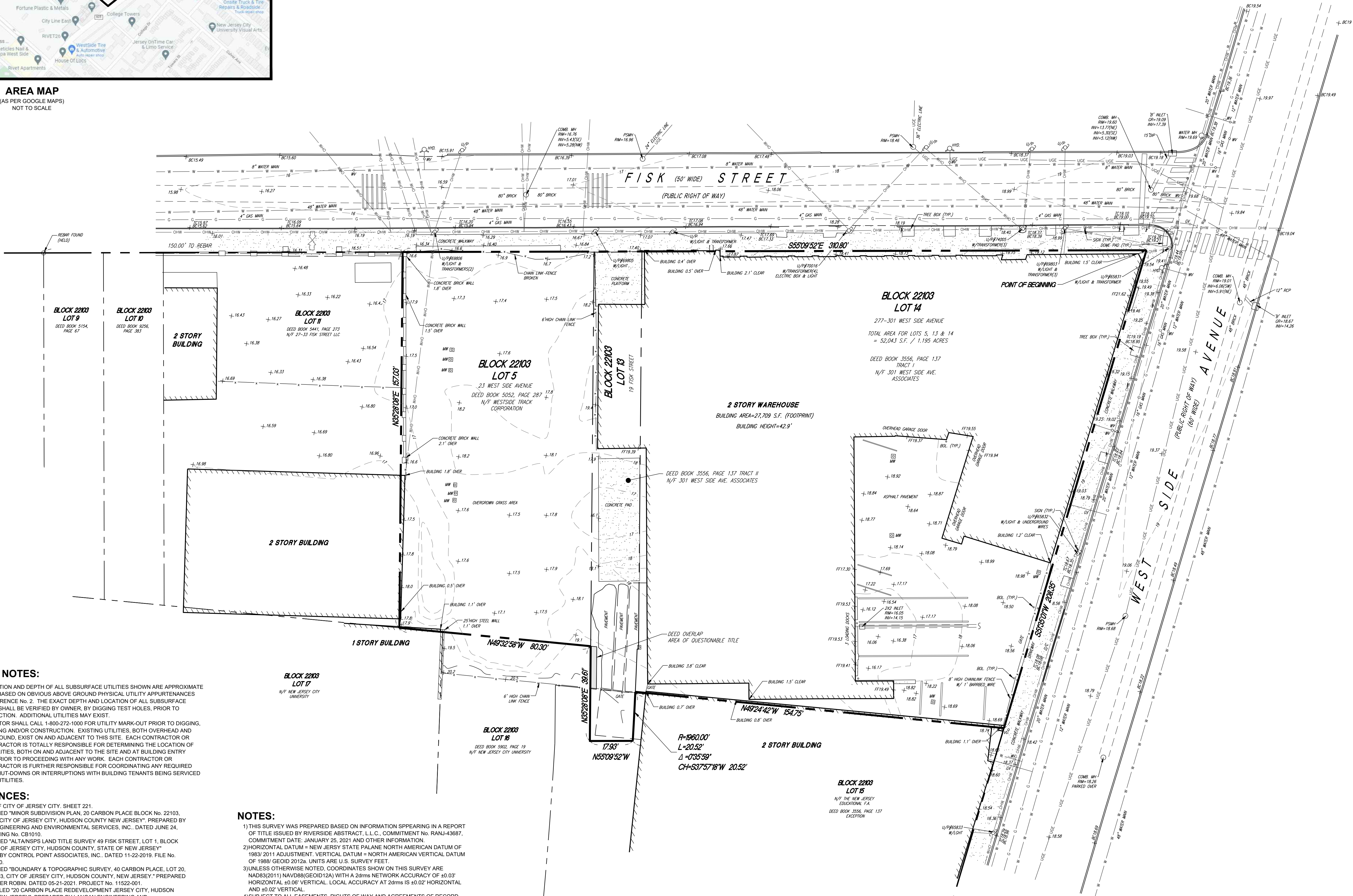




AREA MAP
(AS PER GOOGLE MAPS)
NOT TO SCALE



UTILITY NOTES:

1. THE LOCATION AND DEPTH OF ALL SUBSURFACE UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON OBVIOUS ABOVE GROUND PHYSICAL UTILITY APPURTENANCES AND REFERENCE NO. 2. THE EXACT DEPTH AND LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE VERIFIED BY OWNER, BY DIGGING TEST HOLES, PRIOR TO CONSTRUCTION. ADDITIONAL UTILITIES MAY EXIST.
2. CONTRACTOR SHALL CALL 1-800-272-1000 FOR UTILITY MARK-OUT PRIOR TO DIGGING, EXCAVATING AND/OR CONSTRUCTION. EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, EXIST ON AND ADJACENT TO THIS SITE. EACH CONTRACTOR OR SUBCONTRACTOR IS TOTALLY RESPONSIBLE FOR DETERMINING THE LOCATION OF SUCH UTILITIES, BOTH ON AND ADJACENT TO THE SITE AND AT BUILDING ENTRY POINTS. PRIOR TO PROCEEDING WITH ANY WORK, EACH CONTRACTOR OR SUBCONTRACTOR IS FURTHER RESPONSIBLE FOR COORDINATING ANY REQUIRED UTILITY SHUT-DOWNS OR INTERRUPTIONS WITH BUILDING TENANTS BEING SERVICED BY SUCH UTILITIES.

REFERENCES:

- 1) TAX MAP OF CITY OF JERSEY CITY, SHEET 221.
- 2) MAP ENTITLED "MINOR SUBDIVISION PLAN, 20 CARBON PLACE BLOCK No. 22103, LOT No. 12, CITY OF JERSEY CITY, HUDSON COUNTY NEW JERSEY," PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., DATED JUNE 24, 2020. DRAWING No. CB1010.
- 3) MAP ENTITLED "ALTANSIPS LAND TITLE SURVEY 49 FISK STREET, LOT 1, BLOCK 22103, CITY OF JERSEY CITY, HUDSON COUNTY, STATE OF NEW JERSEY," PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 11-22-2019. FILE No. 01-190364-00.
- 4) MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, 40 CARBON PLACE, LOT 20, BLOCK 22103, CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY," PREPARED BY DRESDNER ROBIN, DATED 05-21-2021. PROJECT No. 11522-001.
- 5) MAP ENTITLED "20 CARBON PLACE REDEVELOPMENT JERSEY CITY, HUDSON COUNTY, NEW JERSEY," PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., DATED 01-29-2020. PROJECT No. 100745701.
- 6) MAP ENTITLED "ALTANSIPS LAND TITLE SURVEY FOR BLOCK 22103 LOTS 12 & 17, 20 CARBON PLACE, CITY OF JERSEY CITY HUDSON COUNTY NEW JERSEY," PREPARED BY MASER CONSULTING P.A. DATED 02-15-2018. PROJECT No. 18000192A.

NOTES:

- 1) THIS SURVEY WAS PREPARED BASED ON INFORMATION SPEARING IN A REPORT OF TITLE ISSUED BY RIVERSIDE ABSTRACT, L.L.C. COMMITMENT No. RANJ-43687, COMMITMENT DATE: JANUARY 25, 2021 AND OTHER INFORMATION.
- 2) HORIZONTAL DATUM = NEW JERSEY STATE PALM NORTH AMERICAN DATUM OF 1983/ 2011 ADJUSTMENT. VERTICAL DATUM = NORTH AMERICAN VERTICAL DATUM OF 1988/ GEOID 2012a. UNITS ARE U.S. SURVEY FEET.
- 3) UNLESS OTHERWISE NOTED, COORDINATES SHOW ON THIS SURVEY ARE NAD83(2011) NAVD83(GEOID 12A) WITH A 2dms NETWORK ACCURACY OF 0.03" HORIZONTAL ±0.06" VERTICAL. LOCAL ACCURACY AT 2dms IS ±0.02" HORIZONTAL AND ±0.02" VERTICAL.
- 4) SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND AGREEMENTS OF RECORD.
- 5) FIELD WORK COMPLETED ON OCTOBER 25, 2021.

DRESDNER ROBIN

DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC.
55 LANE ROAD, SUITE 220, FAIRFIELD, NJ 07004
TEL: 973.696.2600 FAX: 973.696.1362
NJ CERTIFICATE OF AUTHORIZATION : 24GA27926000

JERSEY CITY • FAIRFIELD • ASBURY PARK • CHERRY HILL

LEGEND:

- CONCRETE
- RIGHT OF WAY LINE
- LOT LINE
- PROPERTY LINE
- FENCE LINE
- CONTOUR LINE
- CURB LINE
- TELECOMMUNICATION CONDUIT
- GAS LINE
- WATER LINE
- OVERHEAD WIRE
- UNDERGROUND ELECTRIC LINE
- GROUND ELEVATION
- PAVEMENT ELEVATION
- TOP & BOTTOM OF CURB ELEVATION
- WATER VALVE
- GAS VALVE
- UTILITY POLE
- HYDRANT
- VENT PIPE
- MONITORING WELL
- BOLLARD
- STATE HIGHWAY DEPARTMENT BOX
- CLEAN OUT
- WATER METER

NO	DATE	DESCRIPTION	BY
REVISIONS:			

OWNER/APPLICANT:

VRELAND PROJECTS LLC
186 OCEAN AVENUE
JERSEY CITY, NEW JERSEY 07305

DRAWING TITLE:

301 WEST SIDE AVENUE

PROJECT:

**BOUNDARY &
TOPOGRAPHIC SURVEY**

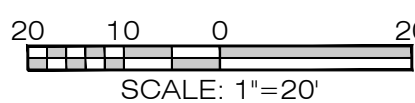
LOCATION:

301 WEST SIDE AVENUE
LOTS 5, 13, & 14, BLOCK 22103
CITY OF JERSEY CITY
HUDSON COUNTY,
NEW JERSEY,

GREG S. GLOOR

PROFESSIONAL SURVEYOR
NJ LICENSE NUMBER 24GS03718900

SCALE:



DRAWN BY KAM	CHECKED BY GSG	DRAWING NUMBER
SCALE 1"=20'	DATE 11-30-2021	
JOB No: 11132-006	SHEET 01 OF 01	