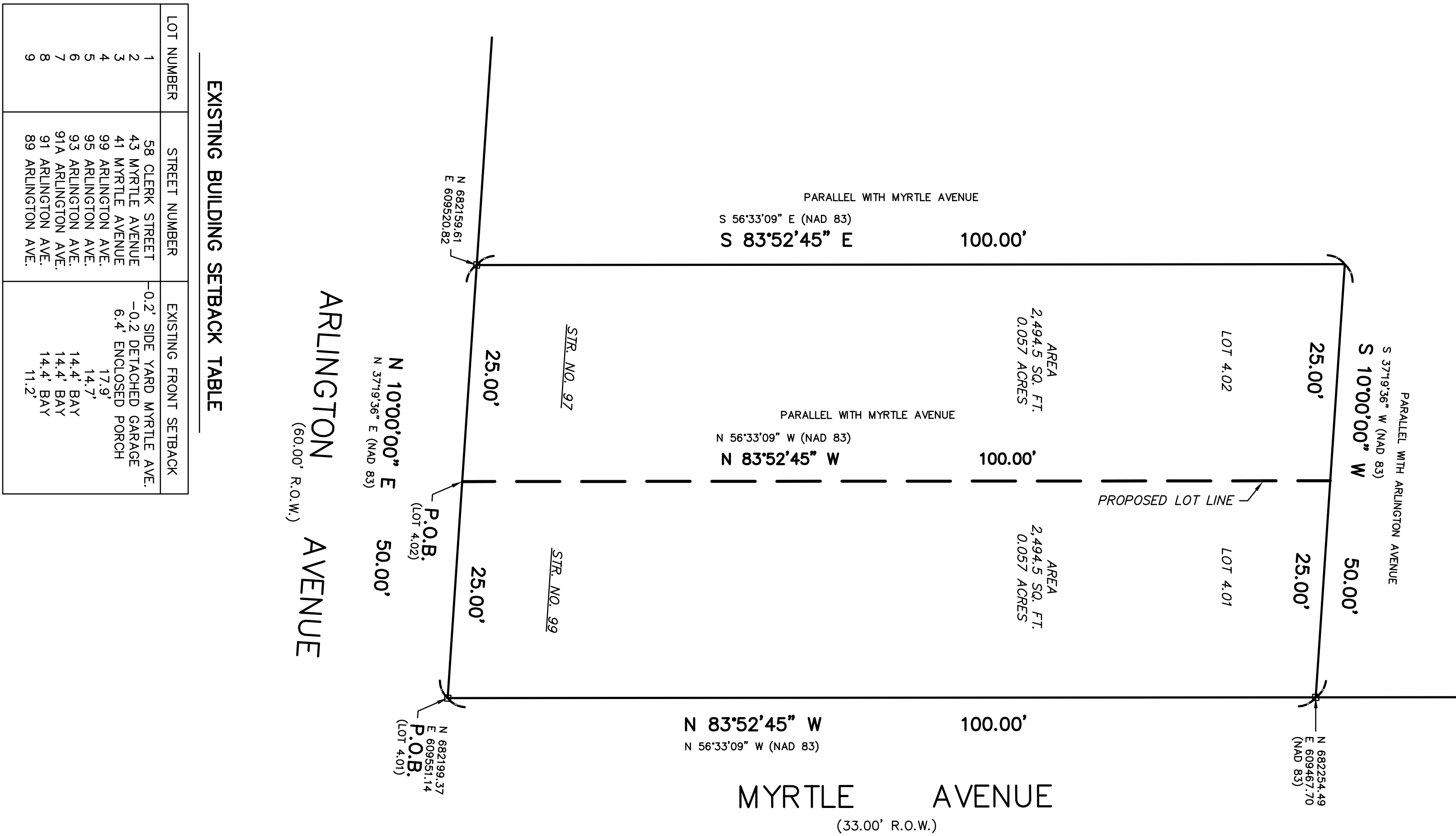
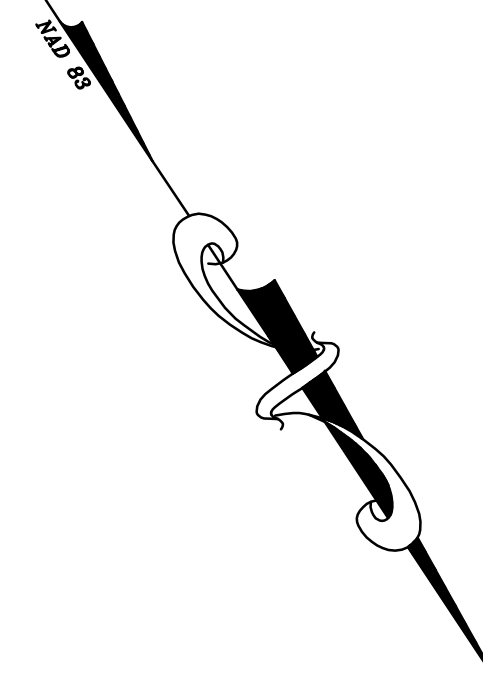


BEFORE

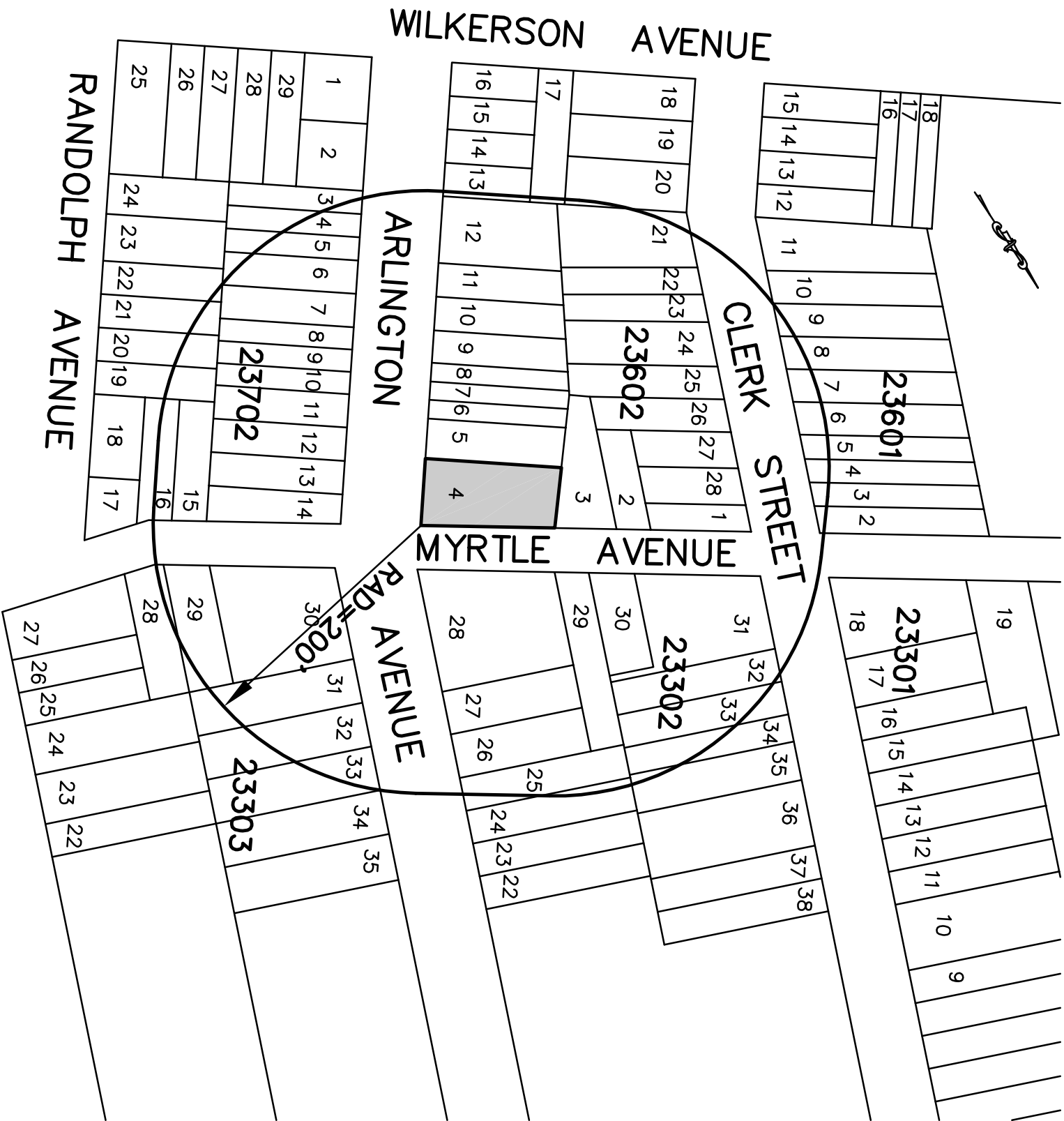


AFTER

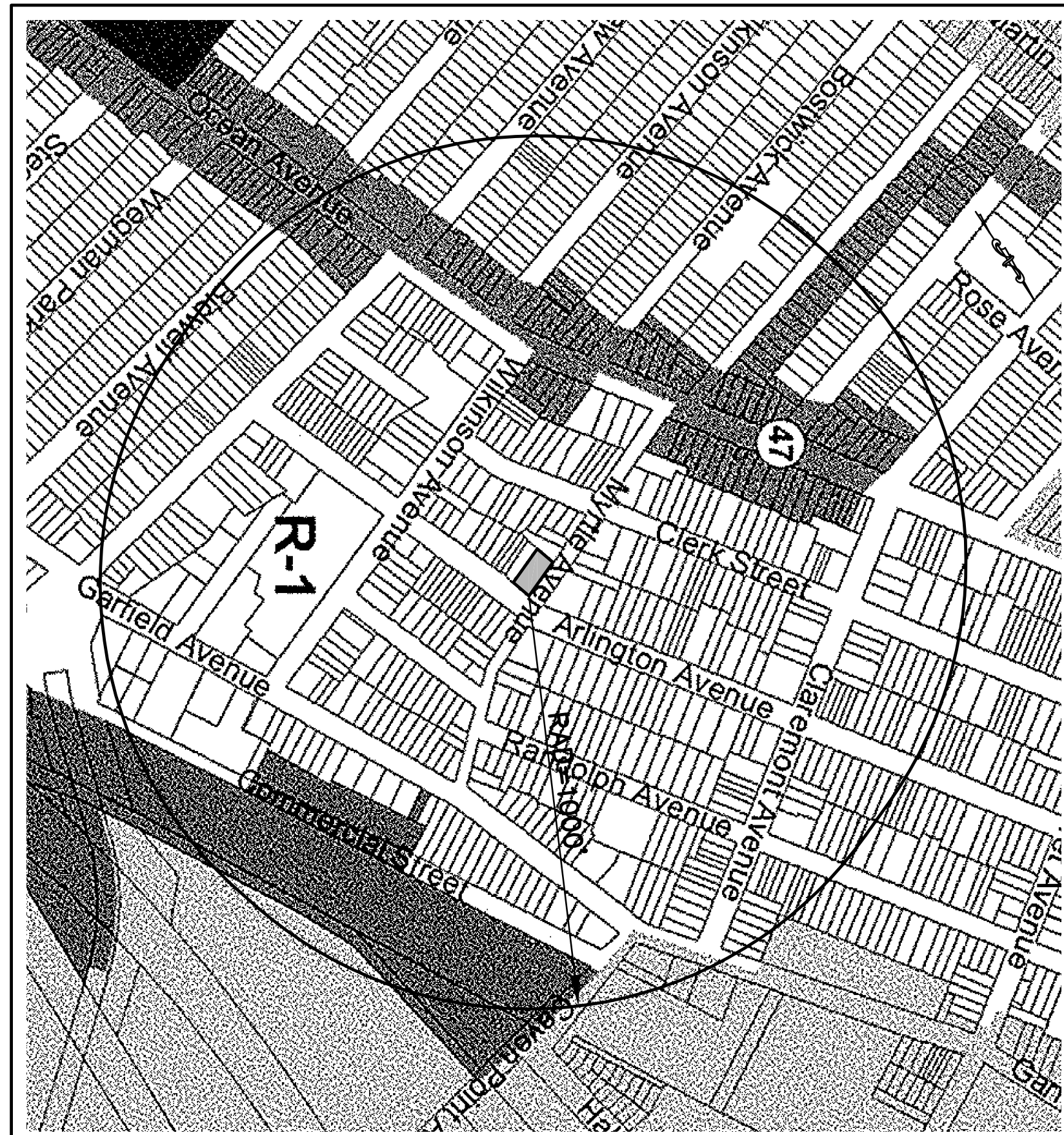


SITE PHOTO

200' RADIUS AREA MAP
SCALE: 1"=100'



1,000' RADIUS ZONING MAP
SCALE: 1"=300'



GENERAL NOTES

1. Location and type of utility shown herein are derived from field location and available utility maps. Prior to any excavation contact the City of Jersey City Engineer's office, sewer, and water departments, the local carriers of telephone and cable, and Public Service Electric & Gas Co.
2. All elevations and contours shown are existing and are based on NAVD 88 elevations from Global Positioning System (GPS). Spot elevations based on the Continuously Operating Reference Station (CORS) postmarked at UN1.
3. Total project area = 4,989 sq. ft. or 0.115 acres
4. This survey is subject to the facts and findings of a complete title search.
5. This survey is not valid unless signed and sealed by the licensed surveyor.
6. Per the National Flood Insurance Program Map No. 34017C 0104D with an effective date of August 16, 2006 the property shown here on falls in Zone X and does not fall in a Special Flood Hazard Area.
7. All existing information shown on the before portion of this survey is shown in accordance with a survey prepared by Pronesti Surveying, Inc. dated February 19, 2020.

LEGEND

PROJECT BOUNDARY LINE	65
OVERHEAD WIRES	65
GAS VALVE	65
WATER VALVE	65
SEWER VALVE	65
STORM VALVE	65
UTILITY POLE WITH CONDUIT	65
CONCRETE	65
ASPHALT	65

DESCRIPTIONS

EXISTING LOT 4

- BEGINNING** at the corner formed by the intersection of the westerly side of Myrtle Avenue with the southerly side of Myrtle Avenue; thence running
- 1) Along the said southerly side of Myrtle Avenue, North 83 degrees 52 minutes 45 seconds East, 100.00 feet to a point, thence
 - 2) On a line parallel with the said southerly side of Myrtle Avenue, South 10 degrees 00 minutes 00 seconds West, 50.00 feet to a point, thence
 - 3) On a line parallel with the said southerly side of Myrtle Avenue, South 83 degrees 52 minutes 45 seconds East, 100.00 feet to a point on the address southerly side of Arlington Avenue; thence running
 - 4) Along said side of Myrtle Avenue, North 10 degrees 00 minutes 00 seconds East, 50.00 feet to the **POINT AND PLACE OF BEGINNING**.
- The above described parcel contains 4,989 square feet or 0.115 acres of land.

PROPOSED LOT 4.01

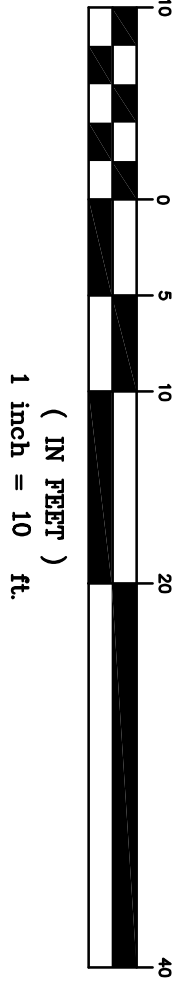
- BEGINNING** at the corner formed by the intersection of the westerly side of Myrtle Avenue with the southerly side of Myrtle Avenue; thence running
- 1) Along the said southerly side of Myrtle Avenue, North 83 degrees 52 minutes 45 seconds East, 100.00 feet to a point on the address southerly side of Arlington Avenue; thence running
 - 2) On a line parallel with the said southerly side of Myrtle Avenue, South 10 degrees 00 minutes 00 seconds West, 25.00 feet to a point, thence
 - 3) On a line parallel with the address southerly side of Myrtle Avenue, South 83 degrees 52 minutes 45 seconds East, 100.00 feet to a point on the address southerly side of Arlington Avenue; thence running
 - 4) Along said side of Myrtle Avenue, North 10 degrees 00 minutes 00 seconds East, 25.00 feet to the **POINT AND PLACE OF BEGINNING**.
- The above described parcel contains 2,494.5 square feet or 0.057 acres of land.

PROPOSED LOT 4.02

- BEGINNING** at a point in the westerly side of Arlington Avenue, the intersection of the said southerly side of Myrtle Avenue with the southerly side of Myrtle Avenue; thence running
- 1) On a line parallel with the said southerly side of Myrtle Avenue, North 83 degrees 52 minutes 45 seconds East, 100.00 feet to a point, thence
 - 2) On a line parallel with the said southerly side of Myrtle Avenue, South 10 degrees 00 minutes 00 seconds West, 25.00 feet to a point, thence
 - 3) On a line parallel with the address southerly side of Myrtle Avenue, South 83 degrees 52 minutes 45 seconds East, 100.00 feet to a point on the address southerly side of Arlington Avenue; thence running
 - 4) Along said side of Myrtle Avenue, North 10 degrees 00 minutes 00 seconds East, 25.00 feet to the **POINT AND PLACE OF BEGINNING**.
- The above described parcel contains 2,494.5 square feet or 0.057 acres of land.

R-1 (ONE & TWO FAMILY)	REQUIRED	EXISTING	PROPOSED LOT 4.01	PROPOSED LOT 4.02
MINIMUM LOT AREA (S.F.)	2,500	4,989	2,494.5	2,494.5
MINIMUM LOT WIDTH (ft)	25	50.0	25.0	25.0
MINIMUM LOT DEPTH (ft)	100	100	100	100

GRAPHIC SCALE



OWNER / APPLICANT
USHER LEVY
1169 44TH STREET
BROOKLYN, NEW YORK 11219

I certify that a hard hat been given to the municipality guaranteeing the future setting of monuments shown on this map and so designated. (X)

MAP OF 97-99 ARLINGTON AVENUE JERSEY CITY, NJ

PROPOSED MONUMENT TO BE SET.

The monuments shown on this map shall be set in accordance with the provisions of the Jersey City Land Use Law, P.L.1975, c.291 (C-40-550-1 et seq.) or local ordinance.

I certify that a hard hat been given to the municipality guaranteeing the future setting of monuments shown on this map and so designated. (X).

City Clerk

Date

Signature

Date

Secretary of Planning Board

Date

City Engineer

Date

I have carefully examined this map and to the best of my knowledge and belief find it conforms with the provisions of the Jersey City Land Use Law, P.L.1975, c.291 (C-40-550-1 et seq.) or local ordinance and the requirements applicable thereto.

I (we), the undersigned, having an interest in the title of the property covered by this subdivision map, do hereby certify that the map is a true and correct copy of the Register of Hudson County.

Print Name (owner)

This map has been reviewed and approved by the Hudson County Planning Board.

County Engineer

Date

Chairperson of the County Planning Board

Date

Secretary of the County Planning Board

Date

• PRONESTI SURVEYING, INC.

DATE OF APPROVAL	APPROVED
DRAWN BY	DATE
C.A. PRONESTI	4-15-2021
CHECKED BY	SCALE
M. PRONESTI	1"=10'
JOB NO.	SHEET 1 OF 1

TOPOGRAPHIC SURVEY & MINOR SUBDIVISION	DATE	DESCRIPTION	REVIEWED	BY
97-99 ARLINGTON AVENUE EXISTING LOT 4 IN BLOCK 23602 PROPOSED LOT 4.01 & 4.02 IN BLOCK 23602 ON TAX MAPS OF CITY OF JERSEY CITY	4-15-2021	PROPOSED LOT 4 IN BLOCK 23602 ON TAX MAPS OF CITY OF JERSEY CITY	USHER LEVY	PRONESTI

PRONESTI SURVEYING, INC.	870 PADDINGTON AVENUE, SUITE B1 TEL: (973) 857-5319 FAX: (973) 857-3608 WWW.PRONESTI.COM
PROFESSIONAL LAND SURVEYOR	NO. 10, NO. 16202