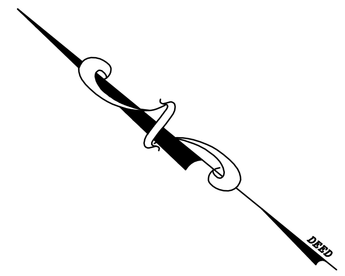
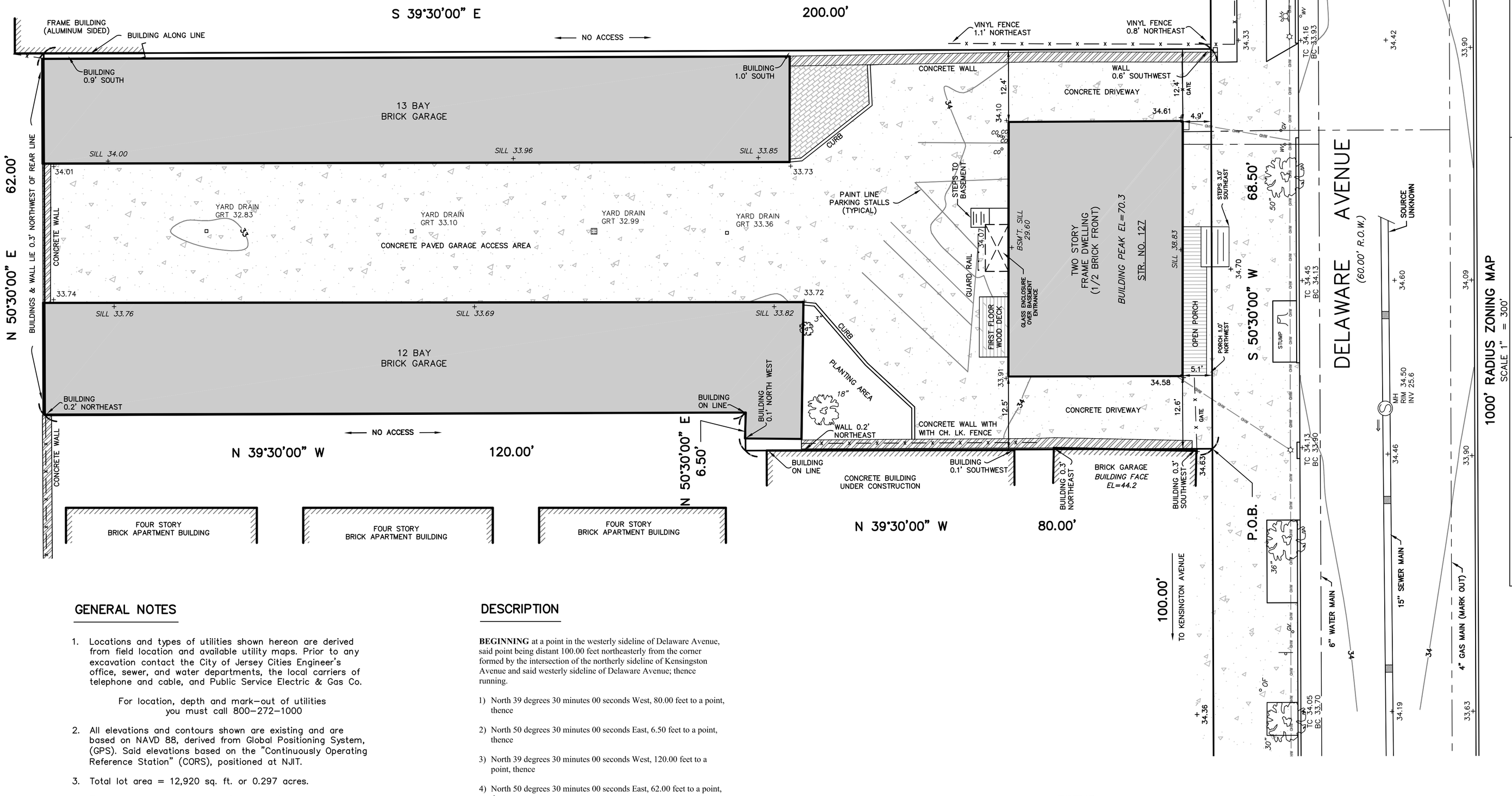
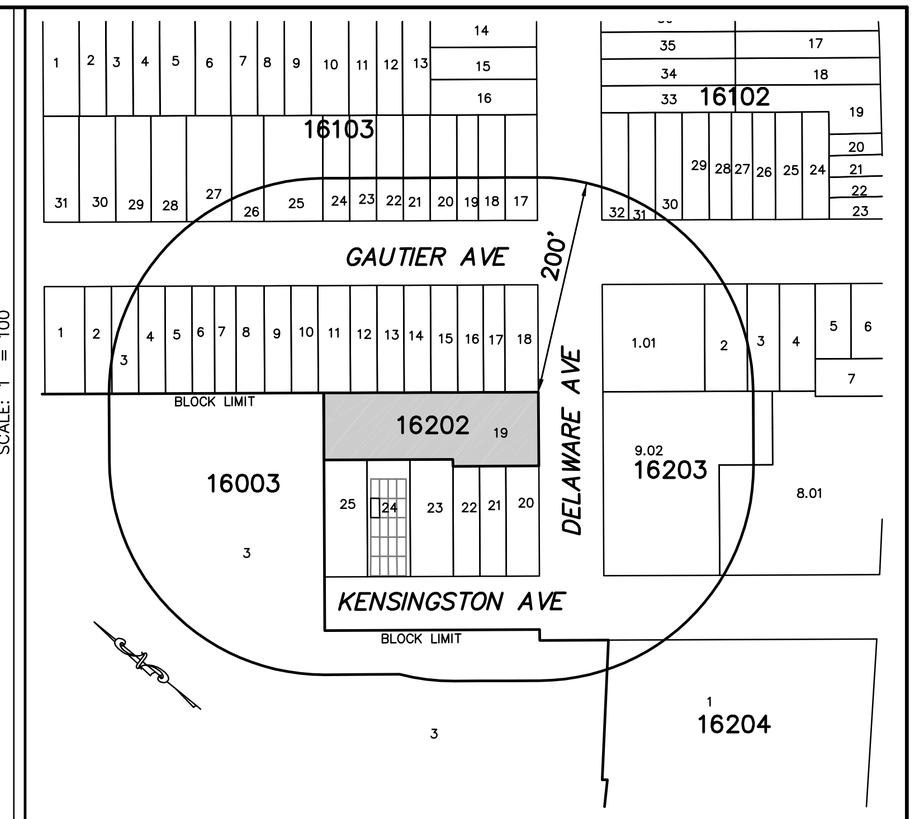
SITE PHOTO

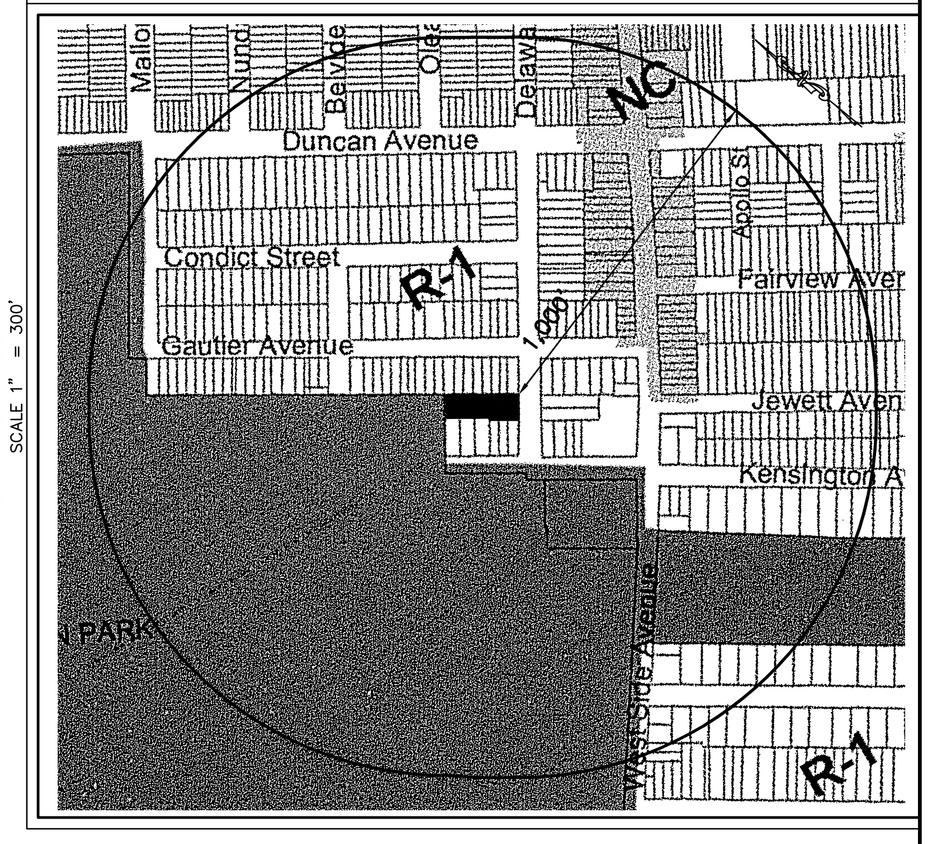




200' RADIUS AREA MAP
SCALE: 1" = 100'



1000' RADIUS ZONING MAP
SCALE 1" = 300'



GENERAL NOTES

1. Locations and types of utilities shown hereon are derived from field location and available utility maps. Prior to any excavation contact the City of Jersey Cities Engineer's office, sewer, and water departments, the local carriers of telephone and cable, and Public Service Electric & Gas Co.

   For location, depth and mark-out of utilities you must call 800-272-1000

2. All elevations and contours shown are existing and are based on NAVD 88, derived from Global Positioning System, (GPS). Said elevations based on the "Continuously Operating Reference Station" (CORS), positioned at NJIT.
3. Total lot area = 12,920 sq. ft. or 0.297 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 0102D 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.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

DESCRIPTION

BEGINNING at a point in the westerly sideline of Delaware Avenue, said point being distant 100.00 feet northeasterly from the corner formed by the intersection of the northerly sideline of Kensington Avenue and said westerly sideline of Delaware Avenue; thence running.

1) North 39 degrees 30 minutes 00 seconds West, 80.00 feet to a point, thence
2) North 50 degrees 30 minutes 00 seconds East, 6.50 feet to a point, thence
3) North 39 degrees 30 minutes 00 seconds West, 120.00 feet to a point, thence
4) North 50 degrees 30 minutes 00 seconds East, 62.00 feet to a point, thence
5) South 39 degrees 30 minutes 00 seconds East, 200.00 feet to a point on the aforesaid westerly sideline of Delaware Avenue, thence
6) Southerly along said sideline, South 50 degrees 30 minutes 00 seconds West, 68.50 feet to the **POINT AND PLACE OF BEGINNING**.

The above described parcel contains 12,920 square feet or 0.297 acres of land.

LEGEND

PROJECT BOUNDARY LINE		DIRECTION OF SEWER FLOW	
OHW	OVERHEAD WIRES	FENCE	
	CURB LINE	+ 33.96	SPOT ELEVATION
	DROP CURB	33	EXISTING CONTOUR LINE
T	TELEPHONE MANHOLE		TRAFFIC LIGHT
E	ELECTRIC MANHOLE	24"	DECIDUOUS TREE (TREE DIAMETER)
S	SANITARY MANHOLE	6"	EVERGREEN TREE (TREE DIAMETER)
	UNMARKED MANHOLE		CONCRETE
D	STORM DRAIN MANHOLE		ASPHALT
	CATCH BASIN		
	INLET		

V	UNMARKED VALVE
OF	OIL FILL CAP
CO	CLEAN OUT
GV	GAS VALVE
WV	WATER VALVE
ICV	IRRIG. CONTROL VALVE
MW	MONITORING WELL
	FIRE HYDRANT
	SIGN POST
	LIGHT POLE
	UTILITY POLE
PM	PARKING METER

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. 13:40-5.2(d).

No.	DATE	DESCRIPTION	BY

BOUNDARY & TOPOGRAPHIC SURVEY

OF
127 DELAWARE AVENUE
LOT 19 IN BLOCK 16202 ON TAX MAPS OF

CITY OF JERSEY CITY — HUDSON COUNTY — NEW JERSEY

PREPARED FOR
CHANDRANI REALTY LLC

PRONESTI SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

870 POMPTON AVENUE, SUITE B1
CEDAR GROVE, NJ 07009
TEL. (973) 857-3319 · FAX (973) 857-3608
www.PRONESTI.com

MICHAEL PRONESTI, P.L.S.
PROFESSIONAL LAND SURVEYOR
NJ LIC. No. 37605

NJ CERTIFICATE OF AUTHORIZATION: 24GA28072100	
DRAWN BY: G.R. PRONESTI	DATE: 08-07-2019
CHECKED BY: M. PRONESTI	SCALE: 1"=10'
JOB No. 53931	SHEET 1 OF 1

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