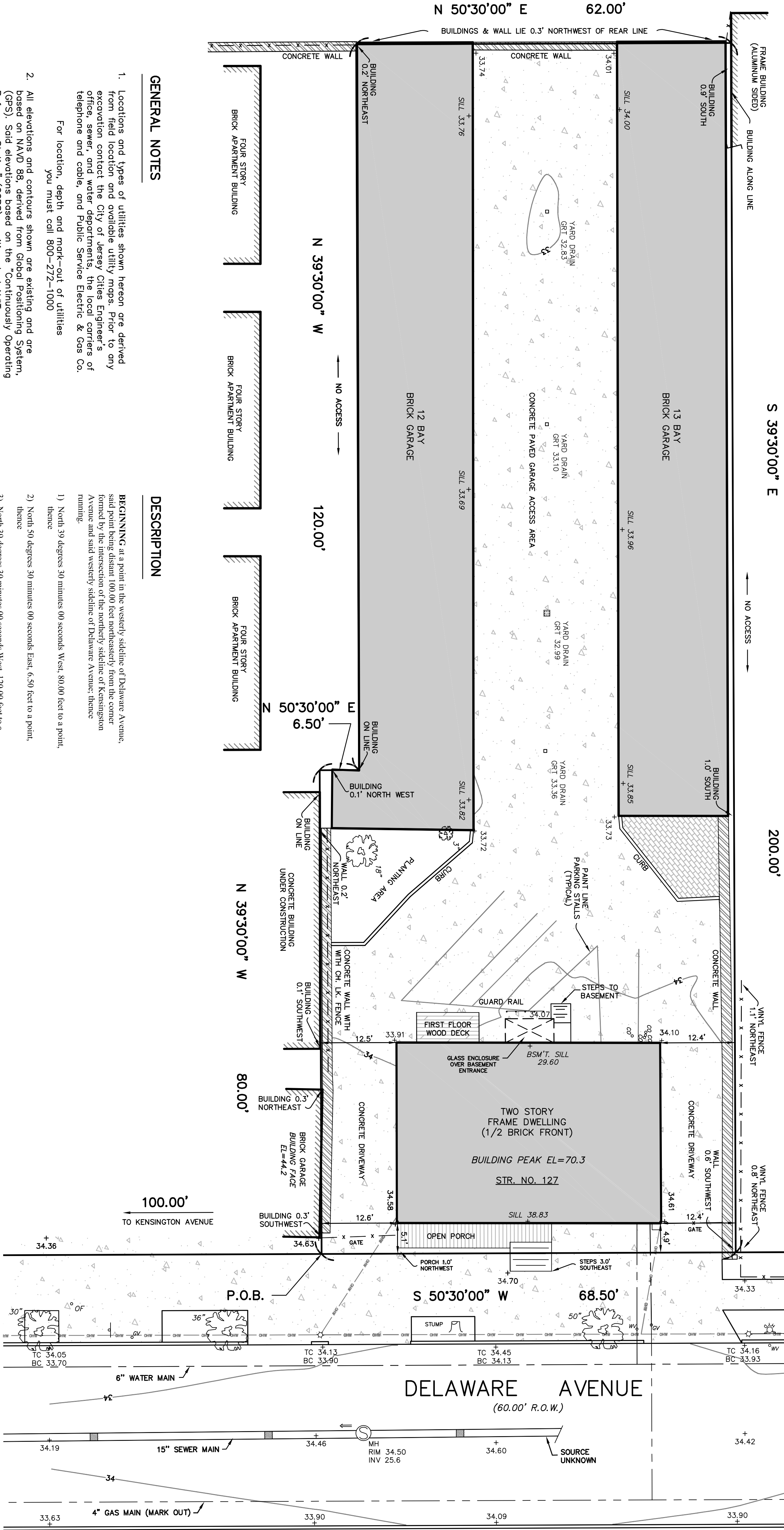
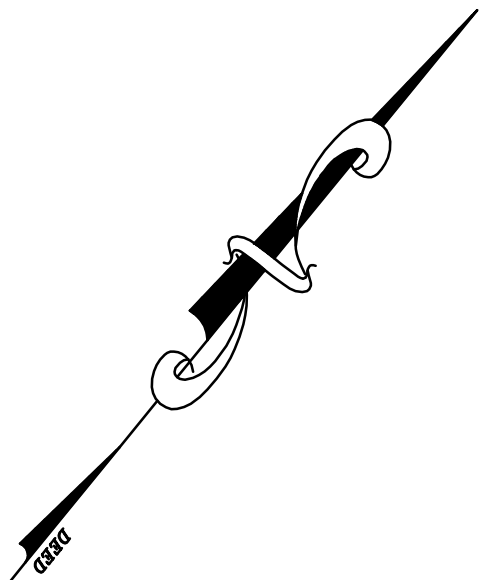


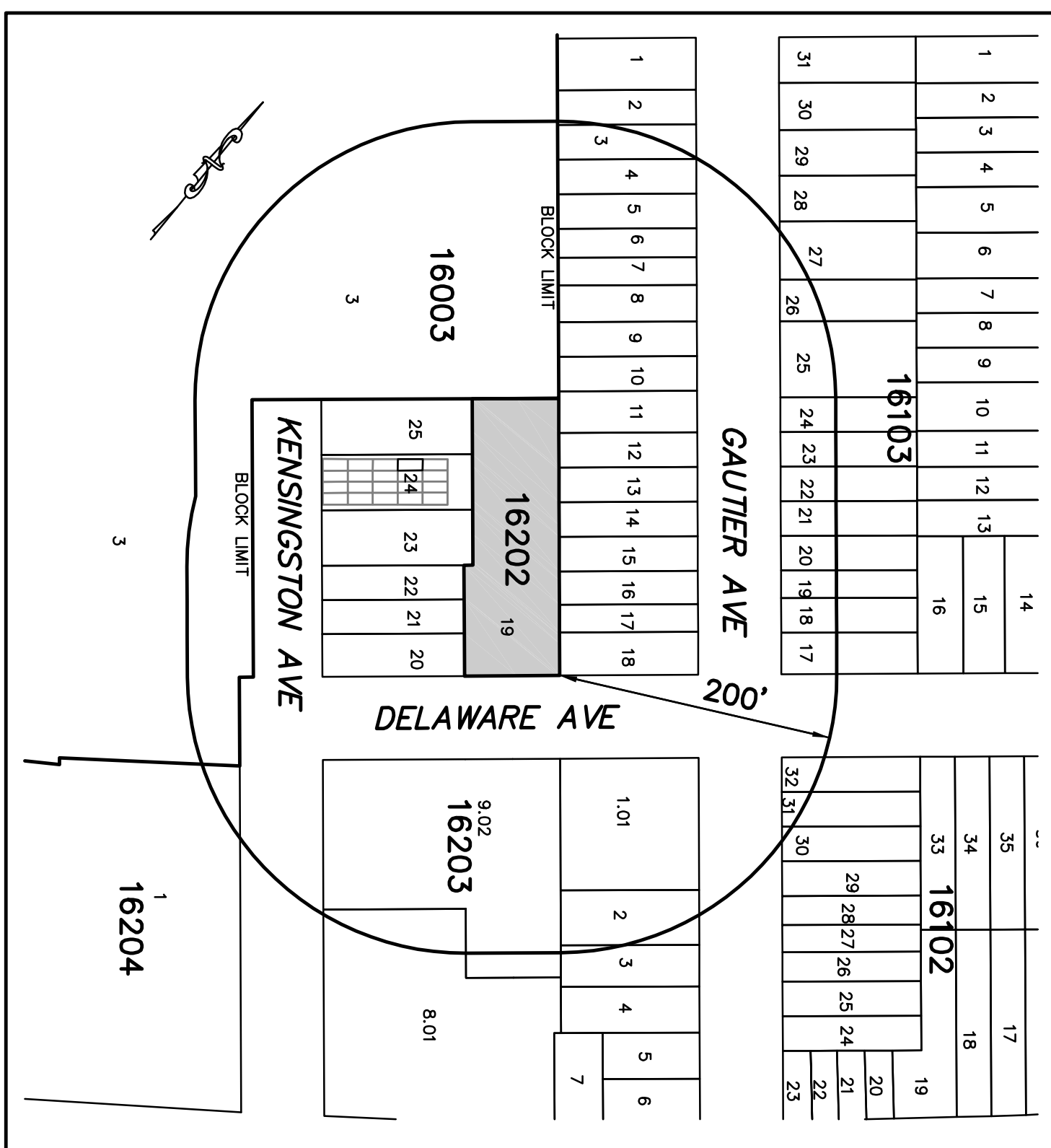
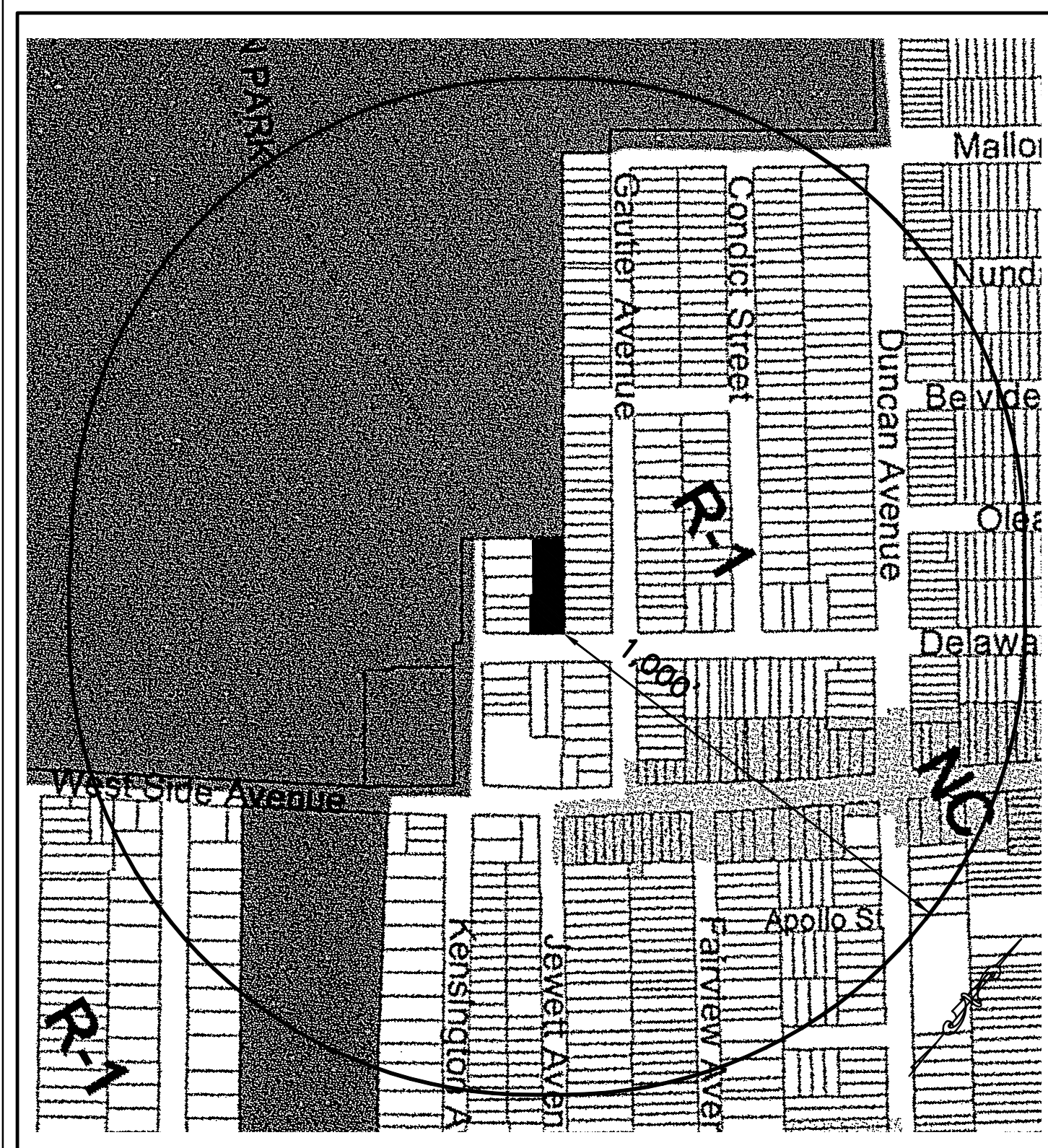


SITE PHOTO



1000' RADIUS ZONING MAP
SCALE 1" = 300'

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



GENERAL NOTES

- 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 Engineers of the City of Jersey, the Jersey Electric Company, the telephone and cable, and Public Service Electric & Gas Co. For location, depth and mark-out of utilities you must call 800-272-1000
- All elevations and contours shown are existing and are based on NAVD 88, derived from Global Positioning System, (GPS). Soid elevations based on the Continuously Operating Reference Station (CONS), positioned at NJT.
- Total lot area = 12,920 sq. ft. or 0.297 acres.
- This survey is subject to the facts and findings of a complete title search.
- This survey is not valid unless signed and sealed by the licensed surveyor.
- Per the National Flood Insurance Program Map No. 34017C Q102D with an effective date of August 16, 2005 the property shown hereon falls in Zone X and does not fall in a Special Flood Hazard Area.

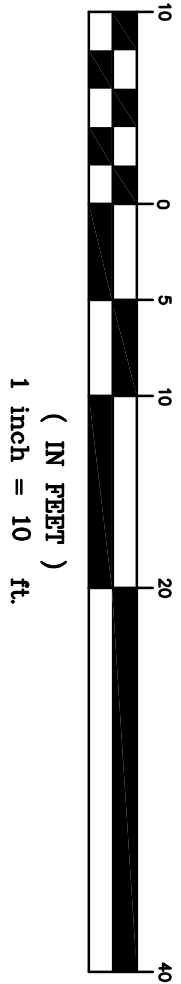
DESCRIPTION

- BEGINNING** at a point in the westerly sideline of Delaware Avenue, said point being distant (100.00) feet northwesterly from the corner of the intersection of Delaware Avenue and 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) Southwesterly 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
	OVERHEAD WIRES
	CURB LINE
	DROP CURB
	TELEPHONE MANHOLE
	ELECTRIC MANHOLE
	SANITARY MANHOLE
	STORM DRAIN MANHOLE
	CATCH BASIN
	INLET
	DIRECTION OF SEWER FLOW
	FENCE
	SPOT ELEVATION
	EXISTING CONTOUR LINE
	TRAFFIC LIGHT
	DECIDUOUS TREE (TREE DIAMETER)
	EVERGREEN TREE (TREE DIAMETER)
	FIRE HYDRANT
	SIGN POST
	LIGHT POLE
	UTILITY POLE
	PARKING METER

GRAPHIC SCALE



N.J. CERTIFICATE OF AUTHORIZATION: 24648072100
DRAWN BY: M. PRONESTI
CHECKED BY: M. PRONESTI
DATE: 08-07-2019
SCALE: 1"=10'
JOB No. 53931
SHEET 1 OF 1

BOUNDARY & TOPOGRAPHIC SURVEY	
127 DELAWARE AVENUE LOT 19 IN BLOCK 16202 ON TAX MAPS OF	
CITY OF JERSEY CITY	HUDSON COUNTY
PREPARED FOR:	NEW JERSEY
CHANDRANI REALTY LLC	
870 BOUNTY AVENUE, SUITE B1 CEDAR GROVE, NJ 07009 TEL. (973) 857-3319 • FAX (973) 857-3608 WWW.PRONESTI.COM	
SURVEYING, INC.	
MICHAEL PRONESTI, P.L.S. PROFESSIONAL LAND SURVEYOR NJ LIC. No. 37605	