

AREA MAP
(AS PER GOOGLE MAPS)
NOT TO SCALE

NOTES:

1. THIS SURVEY WAS PREPARED BASED UPON INFORMATION APPEARING IN A REPORT OF TITLE ISSUED BY RIVERSIDE ABSTRACT, LLC AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE No. RANJ-26918, EFFECTIVE DATE: MAY 3, 2017 AND OTHER INFORMATION.
2. SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND AGREEMENTS OF RECORD.
3. DEED OF RECORD:
DEED BOOK 5318, PAGE 170; RECORDED ON AUGUST 3, 1998
GRANTOR: THE BERGEN SCHOOL
GRANTEE: YOUTH CONSULTATION SERVICE, INC
4. ELEVATIONS SHOWN ON THIS PLAN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988, GEOID 12A).
5. HORIZONTAL DATUM IS BASED UPON THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD 1983 (2011)) AS ESTABLISHED BY GPS.
6. ALL DISTANCES AND AREAS SHOWN HEREON ARE GROUND, UNLESS OTHERWISE NOTED.
7. SUBJECT TO COVENANTS AND CONDITIONS AS SET FORTH IN AGREEMENT BETWEEN NEW PLAIN CORP., INC., A CORPORATION OF THE STATE OF NEW JERSEY AND THE FIRST PRESBYTERIAN CHURCH OF JERSEY CITY RECORDED IN DEED BOOK 3003, PAGE 470.
8. FIELDWORK WAS COMPLETED ON JULY 17, 2017.

REFERENCES:

- 1) TAX MAP, CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY, PREPARED BY T&M ASSOCIATES, DATED AUGUST 2006. SHEET NUMBER 167.
- 2) CITY OF JERSEY CITY SEWER MAP, SHEET No. 9.

UTILITY NOTES:

1. THE LOCATION AND DEPTH OF ALL SUBSURFACE UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON OBVIOUS ABOVE GROUND PHYSICAL UTILITY APPURTENANCES. 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.

CERTIFICATION:

I HEREBY CERTIFY TO:

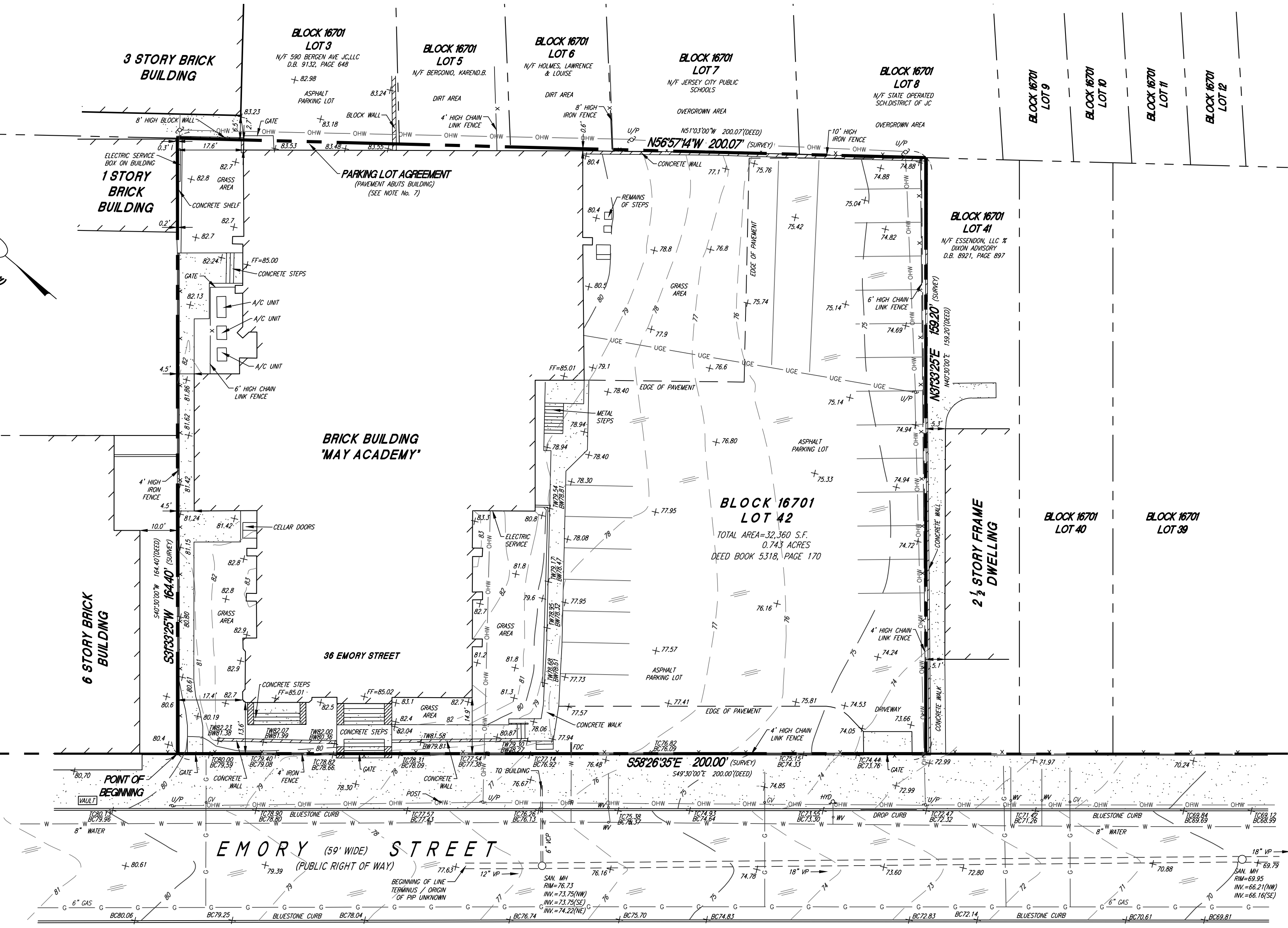
EMORY HALB, LLC
RIVERSIDE ABSTRACT, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
MONTICELLO EQUITY PROPERTIES LLC

THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY CONDUCTED ON THE GROUND UNDER MY IMMEDIATE SUPERVISION. I FURTHER DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT THIS PLAN IS A CORRECT REPRESENTATION OF CONDITIONS AS OF JULY 17, 2017 TO SUCH NOTES AS MAY APPEAR HEREON.

BERGEN AVENUE
(160' WIDE)
(PUBLIC RIGHT OF WAY)

BLOCK 16701
LOT 2
N/T AMERICAN COTIC
ASSOC. INC

BLOCK 16701
LOT 1
N/T 5TH BERGEN AVE.
RLTY ASSC. KANSAS MO



LEGEND:

	CONCRETE
	ASPHALT PAVEMENT
	BOUNDARY LINE
	LOT LINE
	RIGHT OF WAY LINE
	FENCE LINE
	CONTOUR LINE
	CURB LINE
	GAS LINE
	WATER LINE
	OVERHEAD WIRE
	UNDERGROUND ELECTRIC LINE
	GROUND ELEVATION
	HARD SURFACE ELEVATION
	TOP & BOTTOM OF CURB ELEVATION
	FINISH FLOOR ELEVATION
	WATER VALVE
	GAS VALVE
	UTILITY POLE
	HYDRANT
	FIRE DEPARTMENT CONNECTION

DRESDNER ROBIN
Engineering, Environmental, Planning, Surveying
and Landscape Architecture

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CERTIFICATE OF AUTHORIZATION # - 24GA27926000

1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
TEL: 201.217.9200
FAX: 201.217.9607

55 LANE ROAD, SUITE 220
FAIRFIELD, NJ 07004
TEL: 973.696.2600
FAX: 973.696.1362

603 MATTISON AVENUE, SUITE 316
ASBURY PARK, NJ 07712
TEL: 732.988.7020
FAX: 732.988.7032

CHERRY TREE CORPORATE CENTER
535 ROUTE 38 EAST, SUITE 208
CHERRY HILL, NJ 08002
TEL: 856.488.6200
FAX: 856.488.4302

1	07/20/17	NEW TITLE REPORT, CERTIFICATION, NOTES & ADDITIONAL TOPOGRAPHY	TJR
N#	DATE	DESCRIPTION	BY

REVISIONS:

OWNER / APPLICANT:
**MONTICELLO EQUITY
PROPERTIES**
100A BROADWAY No. 230
BROOKLYN, NY, 11249

DRAWING TITLE:
**BOUNDARY &
TOPOGRAPHIC SURVEY**

PROJECT:
36 EMORY STREET

LOCATION:
LOT 42, BLOCK 16701
CITY OF JERSEY CITY
HUDSON COUNTY,
NEW JERSEY, 07304

Greg S. Gloor 07/20/2017

GREG S. GLOOR
PROFESSIONAL SURVEYOR
NJ LICENSE NUMBER 24GS03718900

SCALE:

SCALE: 1"=20'

DRAWN BY: TJR	CHECKED BY: GSG	DRAWING NUMBER: V-101
SCALE: 1"=20'	DATE: 06-13-2017	
JOB No: 10681-06		SHEET 01 OF 01