DESCRIPTION

BEGINNING at a point in the westerly sideline of Foundry Street, said point being distant 367.67 feet southerly from the corner formed by the intersection of the westerly sideline of Foundry Street with the southerly sideline of Roanoke Avenue; thence running

1) Southerly along said westerly sideline of Foundry Street, South 04 degrees 25 minutes 30 seconds East, 26.33 feet to a point, thence
2) South 67 degrees 16 minutes 20 seconds West, 225.74 feet to the easterly face of a four-story brick building, thence
3) Along said easterly face, South 22 degrees 46 minutes 28 seconds East, 72.18 feet to the southeast corner of said building, thence
4) Along the southerly face of said building, South 67 degrees 13 minutes 32 seconds West, 129.54 feet to the southwesterly corner of said building, thence
5) Along the westerly face of said building and beyond, North 22 degrees 46 minutes 28 seconds West, 97.28 feet to a point, thence
6) South 67 degrees 16 minutes 20 seconds West, 20.60 feet to a point, thence
7) North 22 degrees 43 minutes 40 seconds West, 21.00 feet to a point, thence
8) South 67 degrees 16 minutes 20 seconds West, 70.30 feet to a point in the easterly line of lands now or formerly of Conrail, (formerly C.R.R. Co. of N.J.) Manufacturers Branch, thence
9) Along said lands, North 22 degrees 43 minutes 40 seconds West, 120.69 feet to a point, thence
10) North 67 degrees 16 minutes 20 seconds East, 64.79 feet to a point, thence
11) North 22 degrees 43 minutes 40 seconds West, 12.59 feet to a point, thence
12) North 67 degrees 16 minutes 20 seconds East, 168.09 feet to a point, thence
13) South 22 degrees 43 minutes 40 seconds East, 154.28 feet to a point, thence
14) North 67 degrees 16 minutes 20 seconds East, 221.57 feet to a point on the aforesaid westerly sideline of Foundry Street and the **POINT AND PLACE OF BEGINNING.**

The above described parcel contains 51,977 square feet or 1.193 acres of land.

SUBJECT TO and **TOGETHER WITH** a 20.00 foot wide ingress and egress easement & right of way as described in Deed Book V102, Page 379 and is further described as follows:

BEGINNING at a point in the westerly sideline of Foundry Street, said point being distant southerly 357.14 feet from the corner formed by the intersection of the said westerly sideline of Foundry Street with the southerly sideline of Roanoke Avenue; thence running

1) Southerly along the westerly sideline of Foundry Street, South 04 degrees 25 minutes 30 seconds East, 21.07 feet to a point, thence
2) South 67 degrees 16 minutes 20 seconds West, 380.86 feet to a point, thence
3) North 22 degrees 43 minutes 40 seconds West, 20.00 feet to a point, thence
4) North 67 degrees 16 minutes 20 seconds East, 387.48 feet to a point in the aforesaid westerly sideline of Foundry Street, and the **POINT AND PLACE OF BEGINNING.**

SUBJECT TO and **TOGETHER WITH** a 12.0 foot wide ingress and egress easement as described in Deed Book 4372 Page 702 and is further described as follows:

BEGINNING at a point in the westerly sideline of Foundry Street, said point being distant southerly 205.17 feet from the corner formed by the intersection of the said westerly sideline of Foundry Street with the southerly sideline of Roanoke Avenue; thence running

1) South 67 degrees 16 minutes 20 seconds West, 440.71 feet to a point, thence
2) South 22 degrees 43 minutes 40 seconds East, 12.00 feet to a point, thence
3) North 67 degrees 16 minutes 20 seconds East, 436.74 feet to the aforesaid westerly sideline of Foundry Street, thence
4) Along said sideline North 04 degrees 25 minutes 30 seconds West, 12.64 feet to the **POINT AND PLACE OF BEGINNING.**

TOGETHER WITH a 12.0 foot wide ingress and egress easement as described in Deed Book 4372 Page 702 and is further described as follows:

BEGINNING at a point in the westerly sideline of Foundry Street, said point being distant southerly 205.17 feet from the corner formed by the intersection of the said westerly sideline of Foundry Street with the southerly sideline of Roanoke Avenue; thence running

1) South 67 degrees 16 minutes 20 seconds West, 440.71 feet to a point, thence
2) North 22 degrees 43 minutes 40 seconds West, 12.00 feet to a point, thence
3) North 67 degrees 16 minutes 20 seconds East, 444.68 feet to the aforesaid westerly sideline of Foundry Street, thence
4) Along said sideline South 04 degrees 25 minutes 30 seconds East, 12.64 feet to the **POINT AND PLACE OF BEGINNING.**

Per Deed Book 4372 Page 702 a reciprocal easement exists for existing utilities between Lot 4 and Lots 22.01 & 22.02

GENERAL NOTES

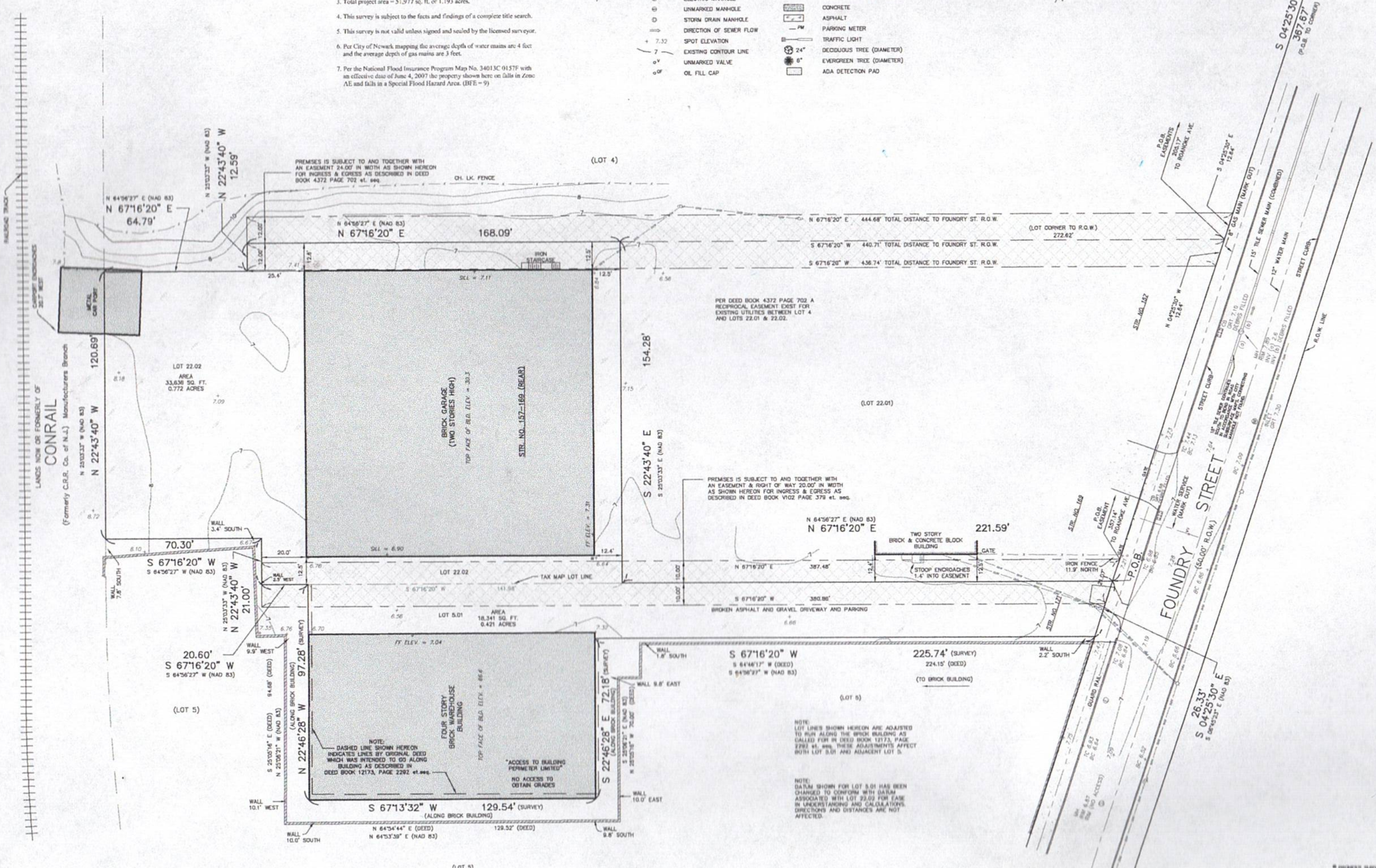
1. Locations and types of utilities shown hereon are derived from field location and available utility maps. Prior to any excavation contact the City of Newark Engineer's office, sewer, and water departments, the local carriers of telephone and cable, and Public Service Electric & Gas Co.

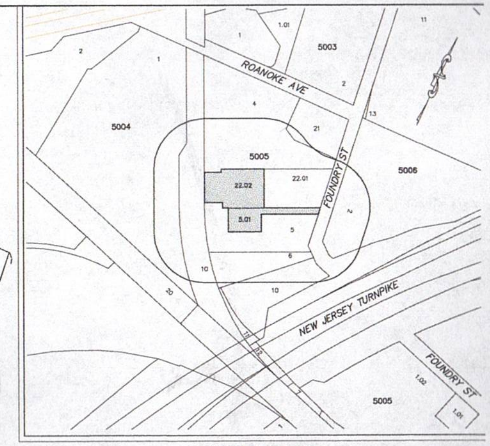
   For location, depth and mark-out of utilities you must call 800-272-1000

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 project area = 51,977 sq. ft. or 1.193 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 City of Newark mapping the average depth of water mains are 4 feet and the average depth of gas mains are 3 feet.
7. Per the National Flood Insurance Program Map No. 34013C 0157F with an effective date of June 4, 2007 the property shown here on falls in Zone AE and falls in a Special Flood Hazard Area. (BFE = 9)

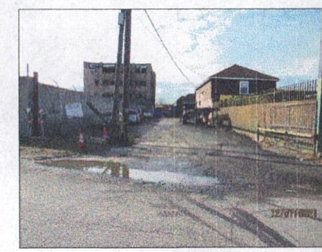
LEGEND

PROJECT BOUNDARY LINE	CLEAN OUT
OVERHEAD WIRES	GAS VALVE
CURB LINE	MONITORING WELL
DROP CURB	IRRIG. CONTROL VALVE
FENCE	WATER VALVE
CATCH BASIN	FIRE HYDRANT
INLET	SIGN POST
SANITARY MAN HOLE	LIGHT POLE
TELEPHONE MANHOLE	UTILITY POLE
ELECTRIC MANHOLE	UTILITY POLE WITH CONDUIT
UNMARKED MANHOLE	CONCRETE
STORM DRAIN MANHOLE	ASPHALT
DIRECTION OF SEWER FLOW	PARKING METER
7.32 SPOT ELEVATION	TRAFFIC LIGHT
7 EXISTING CONTOUR LINE	24" DECIDUOUS TREE (DIAMETER)
UNMARKED VALVE	6" EVERGREEN TREE (DIAMETER)
OIL FILL CAP	ADA DETECTION PAD





200' RADIUS AREA MAP
NOT TO SCALE



SITE PHOTO

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

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. 13:40-5.1(d).

No.	DATE	DESCRIPTION	BY

BOUNDARY & TOPOGRAPHIC SURVEY
OF
157-169 FOUNDRY STREET (REAR)
171 FOUNDRY STREET
LOTS 5.01 & 22.02 IN BLOCK 5005 ON TAX MAPS OF
CITY OF NEWARK ESSEX COUNTY NEW JERSEY

PREPARED FOR
M. SILVESTRE CONTRACTING, INC.

DRAWN BY: M.G. PRONESTI	DATE: 1-4-2023
CHECKED BY: M. PRONESTI	SCALE: 1"=20'
JOB No. 55032	SHEET 1 OF 1

PRONESTI SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

MICHAEL PRONESTI, P.L.S.