

#### GENERAL NOTES

1. Total lot area = 57,696 sq. ft. or 1.325 acres.
2. This survey is subject to the facts and findings of a complete title search.
3. This survey is not valid unless signed and sealed by the licensed surveyor.
4. The survey certification is made only to the named parties for purchase and/or mortgage of the herein delineated property. The surveyor does not warrant the accuracy of the survey and is not responsible for the use of the survey for any other purpose, and not limited to, use of survey for survey affidavit, resale of property, or any other person not listed in certification, either directly or indirectly.

MRC DISTRICT ZONE	LARGE SCALE RETAIL USES	ALL OTHER PERMITTED USES
MINIMUM LOT AREA	1 ACRE	NONE
MINIMUM LOT FRONTAGE (ft)	150	50
MINIMUM FRONT YARD (ft)	0	35
MINIMUM REAR YARD (ft)	25	25
MINIMUM BUILDING HT. (PRINCIPAL) stories/ft.	3/40	3/40
MAXIMUM BUILDING HT. (ACCESSORY) stories/ft.	2/45	2/25
MINIMUM BUILDING SIZE (sq. ft.)	15,000	NONE
MAXIMUM BUILDING COVERAGE (%)	35	NONE
PARKING REQUIREMENTS	1/1300 S.F. OF FLOOR AREA	1/1400 S.F. OF SITE AREA

#### DESCRIPTION

- BEGINNING** at a point on the easterly sideline of Division Street, said point being distant 1,566.75 feet southerly from the corner formed by the said easterly sideline of Division Street and the southerly sideline of Brown Avenue; thence running
- 1) Southerly along the easterly sideline of Division Street, South 27 degrees 50 minutes 00 seconds West, 264.66 feet to a point on the northerly sideline of lands now or formerly Berson Metals; thence
  - 2) Easterly along said sideline, South 62 degrees 10 minutes 00 seconds East, 218.00 feet to a point on the westerly sideline of the Central Railroad Company of New Jersey; thence
  - 3) Northerly along said sideline, North 27 degrees 50 minutes 00 seconds East, 264.66 feet to a point; thence
  - 4) North 62 degrees 10 minutes 00 seconds West, 218.00 feet to the **POINT AND PLACE OF BEGINNING**.
- The above description contains 57,696 square feet or 1.325 acres of land.

#### LOCATION SURVEY

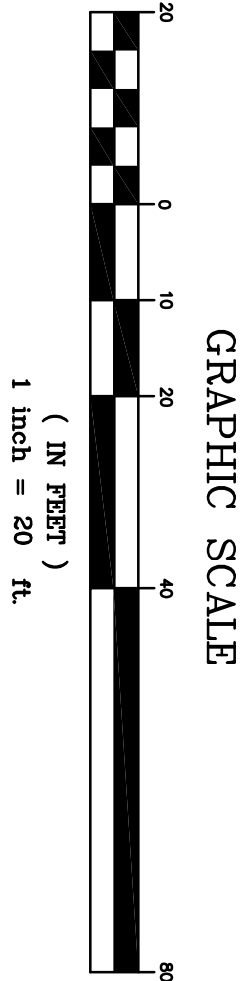
OF  
563--583 DIVISION STREET  
ACCOUNT NO. 8--428--X ON TAX MAPS OF  
CITY OF ELIZABETH UNION COUNTY NEW JERSEY

PREPARED FOR  
**575 DIVISION ST., L.L.C.**

**PRONESTI**  
SURVEYING, INC.  
PROFESSIONAL LAND SURVEYORS

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A written waiver and direction not  
obtained from the ultimate user  
pursuant to N.J.A.C. 13-40-5.1(d).



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

