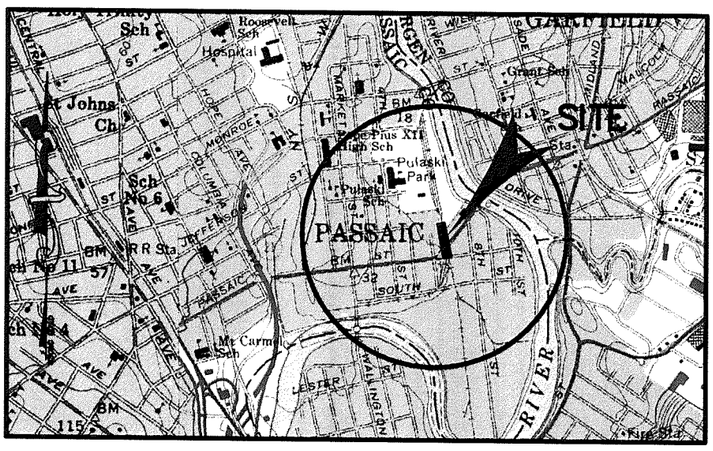
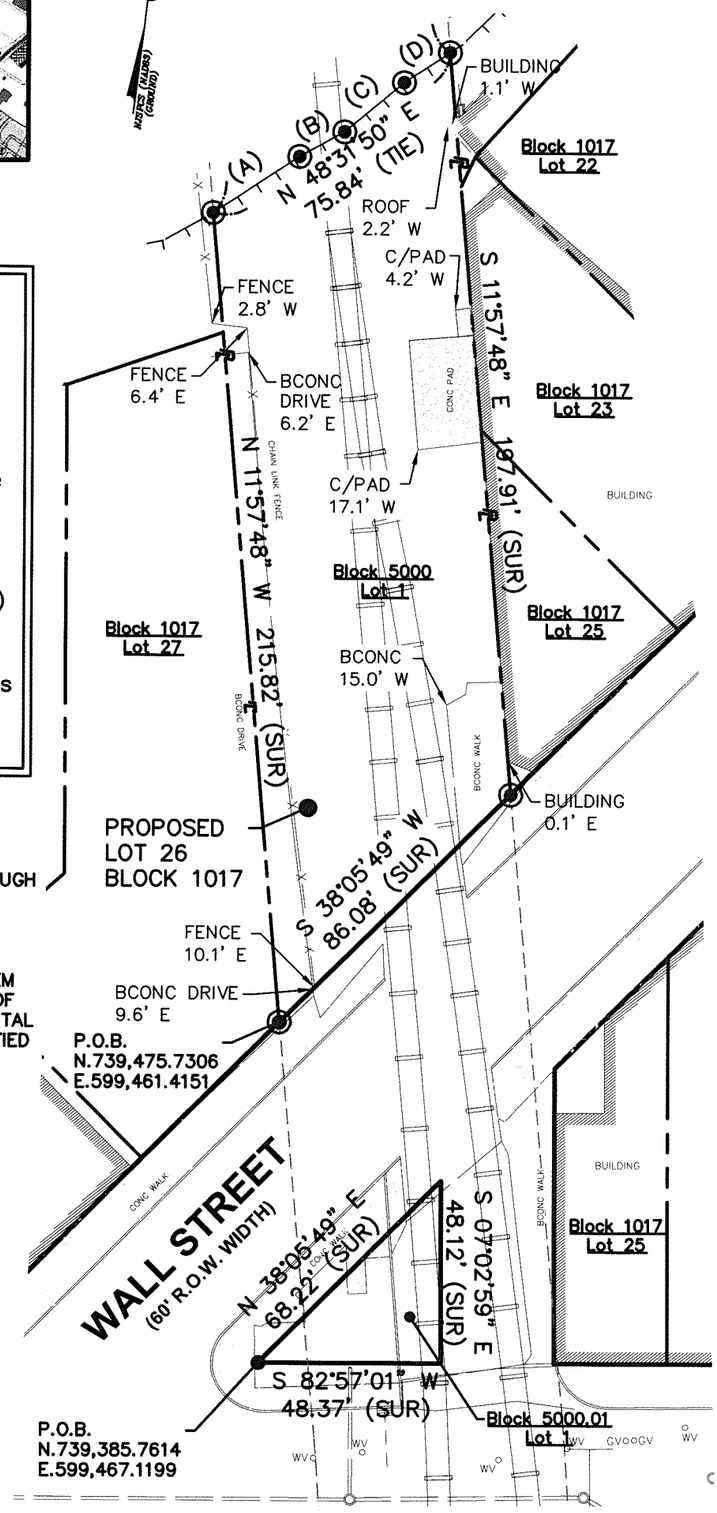


LOCATION MAP – USC&G QUAD
SCALE 1 : 2,000

A	N 49°21'06" E	27.36'	(SUR)
B	N 53°58'21" E	13.60'	(SUR)
C	N 43°01'30" E	20.52'	(SUR)
D	N 49°39'41" E	14.51'	(SUR)

LEGEND

N 60°32'02" W 192.66' (SUR)	= Survey Metes & Bounds
—℄— — — —	= Rail Road Right-of Way Line
———	= Existing Right-of-Way Line
— — — —	= Existing Lot Line (Deed Line)
·└┴┴┴┴┴┴┴┴┴·	= Line as Established by the State of New Jersey – Lands N/F Below Mean High Water



◉ = CAP/PIN SET JANUARY 2020

REFERENCES:

1. RIGHT OF WAY & TRACK MAP–BERGEN & DUNDEE RAILROAD CO., OPERATED BY ERIE RAILROAD CO. STATION 610–66 TO STATION 702–89, VALUATION MAP NO. 8, DATED JUNE 1918, REVISED THROUGH FEB 1976.
2. NJ BUREAU OF TIDELANDS CLAIMS ATLAS SHEET NO. 735–2148.
3. THIS MAP WAS DEVELOPED USING GEOGRAPHIC INFORMATION SYSTEM DIGITAL DATA DEVELOPED UNDER THE AUSPICES OF THE BUREAU OF TIDELANDS MANGEMENT, NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUT THIS SECONDARY PRODUCT HAS NOT BEEN VERIFIED BY NJDEP AND IS NOT STATE–AUTHORIZED.

NOTES:

1. THIS SURVEYOR IS NOT QUALIFIED TO MAKE A DETERMINATION AS TO THE EXISTENCE OR NON–EXISTENCE OF ENVIRONMENTALLY UNSAFE CONDITIONS. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED HEREON, NOR SHOULD IT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF ENVIRONMENTALLY UNSAFE CONDITIONS ARE PORTRAYED HEREON. THE CLIENT SHOULD PURSUE THESE MATTERS SEPARATE AND APART FROM THIS SURVEY.
2. THIS SURVEYOR HAS NOT BEEN RETAINED TO MAKE ANY DETERMINATIONS AS TO THE EXISTENCE OR NON–EXISTENCE OF WETLANDS. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED HEREON, NOR SHOULD IT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS IS PORTRAYED HEREON. THE CLIENT SHOULD PURSUE THIS MATTER SEPARATE AND APART FROM THIS SURVEY.
3. THIS SURVEYOR CONDUCTED NO UNDERGROUND EXPLORATIONS. THEREFORE, ONLY THOSE PHYSICAL FEATURES WHICH WERE PLAINLY VISIBLE AT THE TIME OF THIS SURVEY ARE PORTRAYED HEREON.
4. SURVEY DATA PORTRAYED HEREON IS BASED UPON FIELD OBSERVATIONS COLLECTED IN APRIL OF 2019
5. BASIS FOR BEARINGS IS THE NORTH AMERICAN DATUM OF 1983, NEW JERSEY STATE PLANE COORDINATE SYSTEM, UNITED STATES SURVEY FOOT, GROUND COORDINATES.
6. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH A TITLE SEARCH PROVIDED BY THE CLIENT. SEARCH PREPARED BY PASSAIC VALLEY TITLE SERVICE, INC., DATED SEPTEMBER 14, 2017. SURVEY IS SUBJECT TO SUCH FACTS AS MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH INTO THE PROPERTY–IN–QUESTION AND THE IMMEDIATE ADJOINERS.

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

No.	DESCRIPTION OF REVISION	DATE	DRAWN	CHECKED	RELEASED

SURVEY OF LANDS N/F THE BERGEN COUNTY RAILROAD, CO., BLOCK 5000, LOT 1 AND BLOCK 5000.01 LOT 1

SITUATED IN

CITY OF PASSAIC — PASSAIC COUNTY, NJ

CVE ASSOCIATES
CONSULTING AND MUNICIPAL ENGINEERS
(732) 727 8000 (732) 462 7400
3141 BORDENTOWN AVENUE, PARLIN, NEW JERSEY 08859-1162 — 1460 ROUTE 9 SOUTH, HOWELL, NEW JERSEY 07731-1194

JOHN H. ALLGAIR P.E. & P.P. (1983 - 2001)
DAVID J. SAMUEL P.E. & P.P. NJ PE LIC NO. 25838 NJ PP LIC NO. 2455
JOHN J. STEFANI P.E. L.S. & P.P. NJ PE & LS LIC NO. 24271 NJ PP LIC NO. 2089
JAY B. CORNELL P.E. & P.P. NJ PE LIC NO. 32962 NJ PP LIC NO. 3874
MICHAEL J. McCLELLAND P.E. & P.P. NJ PE LIC NO. 32468 NJ PP LIC NO. 3770
GREGORY R. VALESI P.E. & P.P. NJ PE LIC NO. 34458 NJ PP LIC NO. 4361

MICHAEL J. McGURL P.L.S.
NEW JERSEY PROFESSIONAL LAND SURVEYOR LIC. 38338

DATE 1/29/2020

SCALE 1":40'	DATE JANUARY 2020
DRAWN BY MLB	DESIGNED BY
CHECKED BY M.J.M.	SHEET 1 OF 1

REGISTERED M.J.M.

DRAWING NO.

FILE NO. PYR05420.02