



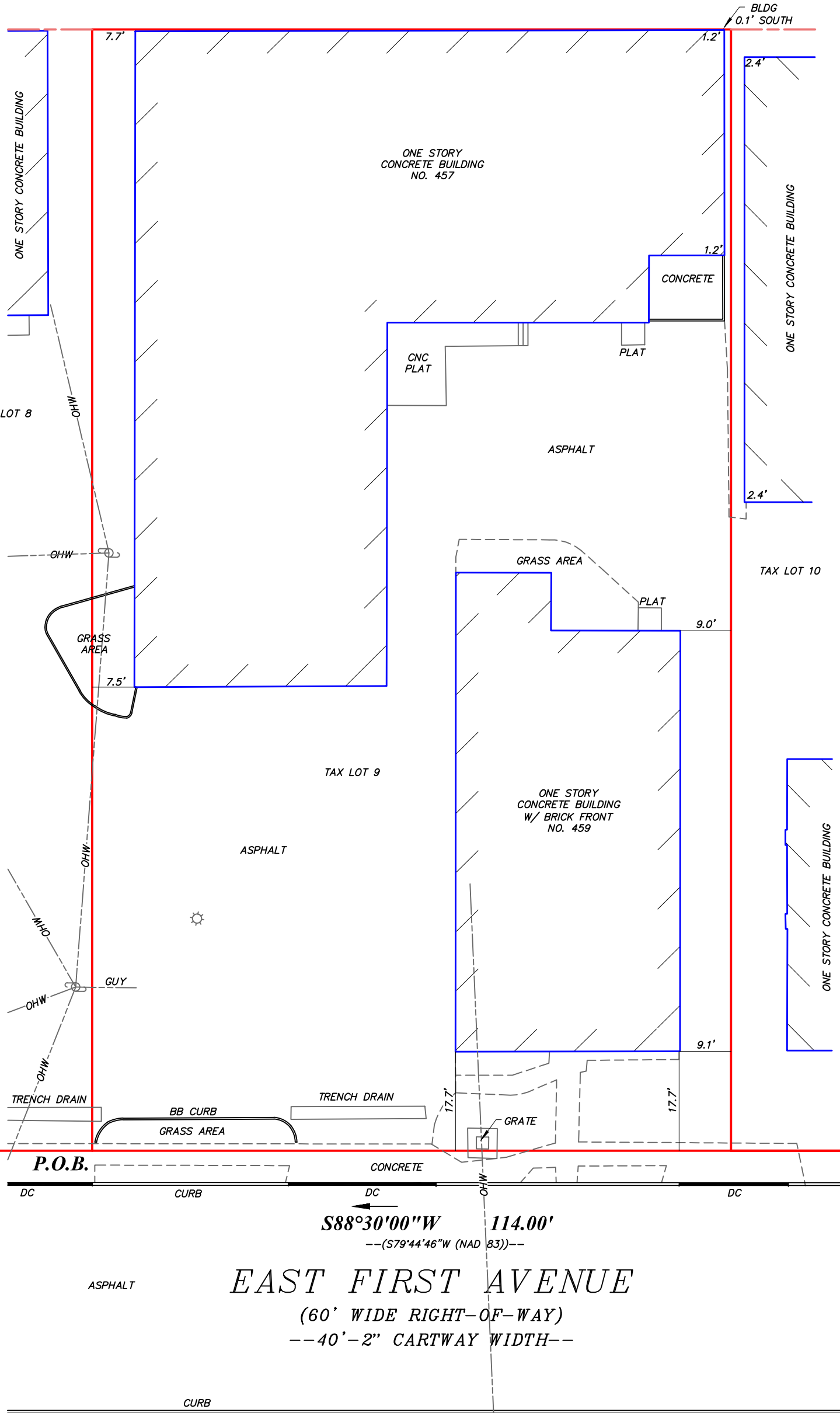
HOPE AVENUE
(30' WIDE RIGHT-OF-WAY)

871.31'

N01°30'00"W 200.00'
--(N101°15'14"W (NAD 83))--

N88°30'00"E 114.00'
--(N79°44'46"E (NAD 83))--

BLOCK 101, LOT 3
--LANDS N/F CENTRAL NEW JERSEY RAILROAD--

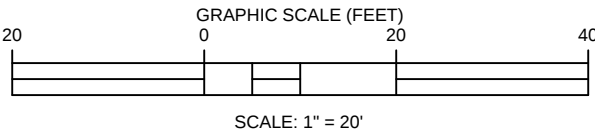


S88°30'00"W 114.00'
--(S79°44'46"W (NAD 83))--

EAST FIRST AVENUE
(60' WIDE RIGHT-OF-WAY)
--40'-2" CARTWAY WIDTH--

LEGEND:

- | | |
|---------------------------|----------------------------|
| AI : AREA INACCESSIBLE | (M) : MEASURED DIMENSION |
| BLDG: BUILDING | ⊕ : MONITORING WELL |
| BLRD: BOLLARD | MON : MONUMENT |
| (C) : CAPPED MARKER | MNS/F: MAG-NAIL SET/FOUND |
| CLF : CHAIN LINK FENCE | MTF : METAL/IRON FENCE |
| CNC : CONCRETE | OHW : OVERHEAD WIRES |
| C/O : CLEAN-OUT | OIL : OIL FILLER |
| DWG : DWELLING | POB : POINT OF BEGINNING |
| (D) : DEED DIMENSION | S/TS: STAKE & TACK SET |
| DC : DEPRESSED CURB | ⊙ : SURVEY MARKER |
| GUY : GUY WIRE | TRAN: TRANSFORMER UTILITY |
| HTCH: CELLAR HATCH | ⊕ : UTILITY POLE |
| HYD: HYDRANT | VVF : VINYL FENCE |
| IRS/F: IRON ROD SET/FOUND | XCS/F: CROSS CUT SET/FOUND |
| IPF : IRON PIPE SET/FOUND | (W) : WASHER MARKER |
| ⊙ : LIGHT POLE | WDF : WOOD FENCE |



REFERENCES:

- DEED BOOK 225, PAGE 230: "A RIGHT-OF-WAY BETWEEN EAST FIRST AVENUE AND CENTRAL JERSEY RAILROAD ALONG THE NORTHERLY ONE HALF PART OF THE LAND WHICH WAS FORMERLY KNOWN AS THE OLD WHEATSHEAF ROAD"
- DEED BOOK 284, PAGE 402: "A RIGHT-OF-WAY BETWEEN EAST FIRST AVENUE AND CENTRAL JERSEY RAILROAD ALONG THE NORTHERLY ONE HALF PART OF THE LAND WHICH WAS FORMERLY KNOWN AS THE OLD WHEATSHEAF ROAD"
- DEED BOOK 3288, PAGE 982: TERMS, RESTRICTIONS, CONDITIONS.
- DEED BOOK 3288, PAGE 987: TERMS, RESTRICTIONS, CONDITIONS.

THIS SURVEY IS CERTIFIED AS HAVING BEEN PREPARED UNDER MY DIRECT SUPERVISION TO THE FOLLOWING:
1. 459 E 1ST AVENUE ZEVU LLC
2. ADAR LAND & TREE ABTRACT INC., & OLD REPUBLIC TITLE

LOCATION SURVEY OF:

457-459 EAST 1ST AVENUE, BOROUGH OF ROSELLE, UNION COUNTY, NEW JERSEY

TAX BLOCK/LOT: 702/9	SCALE: 1"=20'
DEED BOOK/PAGE: 5588/883	ORDER NUMBER: BSA-19506
DATE: AUGUST 28, 2023	TITLE NUMBER: NJ948

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

THE INFORMATION SHOWN CORRECTLY REPRESENTS THE CONDITIONS FOUND AT THE SITE ON THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE OF THE FOUND AND NOT VISIBLE.

NO ATTEMPT SHOULD BE MADE TO PHYSICALLY ESTABLISH THE LOCATION OF BOUNDARY LINES FOR THE PURPOSE OF CONSTRUCTION OF PERMANENT IMPROVEMENTS BY USING DIMENSIONS SHOWN ON THE SURVEY OR SCALED DISTANCES HEREON.

THIS MAP OR ANY PART THEREOF IS NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT BY BEHAR SURVEYING ASSOCIATES, PC.

COPIES OF THIS PLAN WITHOUT AN ORIGINAL SIGNATURE AND IMPRESSION SEAL ARE NOT VALID.

THIS CERTIFICATION IS MADE ONLY TO HEREON NAMED PARTIES FOR PURCHASE OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE, INCLUDING BUT NOT LIMITED TO, USE OF SURVEY FOR A SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

A WRITTEN 'WAIVER AND DIRECTION NOT TO SET CORNER MARKERS' HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(d).



Behar Surveying Associates, PC

Land Surveying & Mapping Services

61 Locust Lane, East Rutherford, NJ 07073

Phone: 973-778-0010 ; Fax: 973-778-0027

www.beharsurveying.com

WILLIAM B. KLAPPEN
PROFESSIONAL LAND SURVEYOR
NJ LICENSE NO. 24GS03317500

JEREMY A. KLAPPEN
PROFESSIONAL LAND SURVEYOR
NJ LICENSE NO. 24GS04331800
NY LICENSE NO. 050876
CT LICENSE NO. LSX.0070469
RI LICENSE NO. LS.0002527
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