



AREA MAP
NOT TO SCALE
(AS PER BING MAPS)

REFERENCES:

- TOWN OF SECAUCUS TAX ASSESSMENT MAP.
- ALTA / ACSM LAND TITLE SURVEY OF LOT 6 IN BLOCK 57 PREPARED FOR HARTZ LINDENBAUM ASSOCIATES IN THE TOWN OF SECAUCUS, HUDSON COUNTY, NEW JERSEY PREPARED BY HANSON ENGINEERING, DATED JAN. 06, 2006, REVISED TO 01-30-06, JOB NO. 7489-60.
- ALTA / ACSM LAND TITLE SURVEY, 40 ENTERPRISE AVENUE NORTH, BLOCK 57, LOT 7, TOWN OF SECAUCUS, HUDSON COUNTY, NEW JERSEY PREPARED BY DRESDNER ROBIN, HANSON ENGINEERING DIVISION, DATED 09/11/12, REVISED TO 10/22/12, JOB NO. 10147-34.

DEED DESCRIPTION:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF ENTERPRISE AVENUE (60 FEET WIDE), SAID POINT BEING NORTH 21 DEGREES 42 MINUTES 38 SECONDS EAST, 2204.71 FEET ALONG SAID EASTERLY SIDE OF ENTERPRISE AVENUE (60 FEET WIDE) FROM ITS INTERSECTION WITH THE NORTHERLY SIDE OF SECAUCUS ROAD (60 FEET WIDE) AND RUNNING; THENCE

- NORTH 21 DEGREES 42 MINUTES 38 SECONDS EAST, 400.00 FEET ALONG THE EASTERLY SIDE OF ENTERPRISE AVENUE (60 FEET WIDE) TO THE SOUTHERLY SIDE OF EMERSON LANE (60 FEET WIDE); THENCE
- SOUTH 68 DEGREES 17 MINUTES 22 SECONDS EAST, 561.028 FEET ALONG THE SOUTHERLY SIDE OF EMERSON LANE (60 FEET WIDE) TO A POINT; THENCE
- SOUTH 21 DEGREES 42 MINUTES 38 SECONDS WEST, 400.00 FEET TO A POINT, THENCE
- NORTH 68 DEGREES 17 MINUTES 22 SECONDS WEST, 561.028 FEET TO THE POINT OF BEGINNING.

NOTES:

- THIS SURVEY WAS PREPARED BASED UPON INFORMATION APPEARING IN A REPORT OF TITLE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, TITLE No. 68240, EFFECTIVE DATE: SEPTEMBER 30, 2015 AND OTHER INFORMATION.
- SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND AGREEMENTS OF RECORD.
- 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. 13-49-5.1(d).
- DEED OF RECORD.
DEED BOOK 3686, PAGE 201 RECORDED ON JANUARY 16, 1987
GRANTOR: HARTZ MOUNTAIN ASSOCIATES
GRANTEE: HARTZ LINDENBAUM ASSOCIATES
- A PORTION OF THE SUBJECT PREMISES (BLOCK 57, LOT 6) LIES WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD DESIGNATED ZONE AE (ELEV. 9) WITH THE REMAINDER OF THE PREMISES LYING IN AN AREA DESIGNATED ZONE X AS SHOWN ON A MAP ENTITLED, "FIRM FLOOD INSURANCE RATE MAP, BERGEN COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL 262 OF 332, COMMUNITY: HACKENSACK MEADOWLANDS COMMISSION, NUMBER: 340570, PANEL: 0262, SUFFIX: G, MAP NUMBER 34003C0262 G, MAP REVISED: SEPTEMBER 30, 2005. ELEVATIONS ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD29). THE STRUCTURE ON THE PROPERTY WAS REMOVED FROM THE SPECIAL FLOOD HAZARD AREA BY A LETTER OF MAP AMENDMENT (LOMA) DATED JULY 28, 2011, CASE NO. 11-02-1629A.
- INTENTIONALLY LEFT BLANK.
- THERE WAS NO VISIBLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
- THERE ARE NO KNOWN PROPOSED CHANGES TO STREET RIGHT OF WAY LINES AT THE TIME OF THIS SURVEY. THERE WAS NO STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF THIS SURVEY.
- THERE WAS NO VISIBLE EVIDENCE THAT THE SITE HAS BEEN USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL OBSERVED AT THE TIME OF THIS SURVEY.
- THE SUBJECT PROPERTY LIES WITHIN THE LIGHT INDUSTRIAL A (LI-A) ZONING DISTRICT AS SHOWN ON THE NEW JERSEY MEADOWLANDS, HACKENSACK MEADOWLANDS DISTRICT OFFICIAL ZONING MAP.
- SUBJECT TO A PROPOSED INGRESS AND EGRESS EASEMENT FOR THE BENEFIT OF BLOCK 57, LOT 7 WHICH IS SHOWN ON THIS SURVEY AND TO BE RECORDED IN THE HUDSON COUNTY REGISTER'S OFFICE.

PARKING SUMMARY:

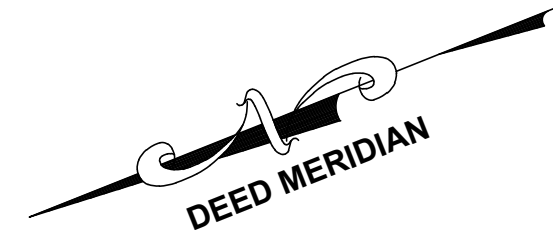
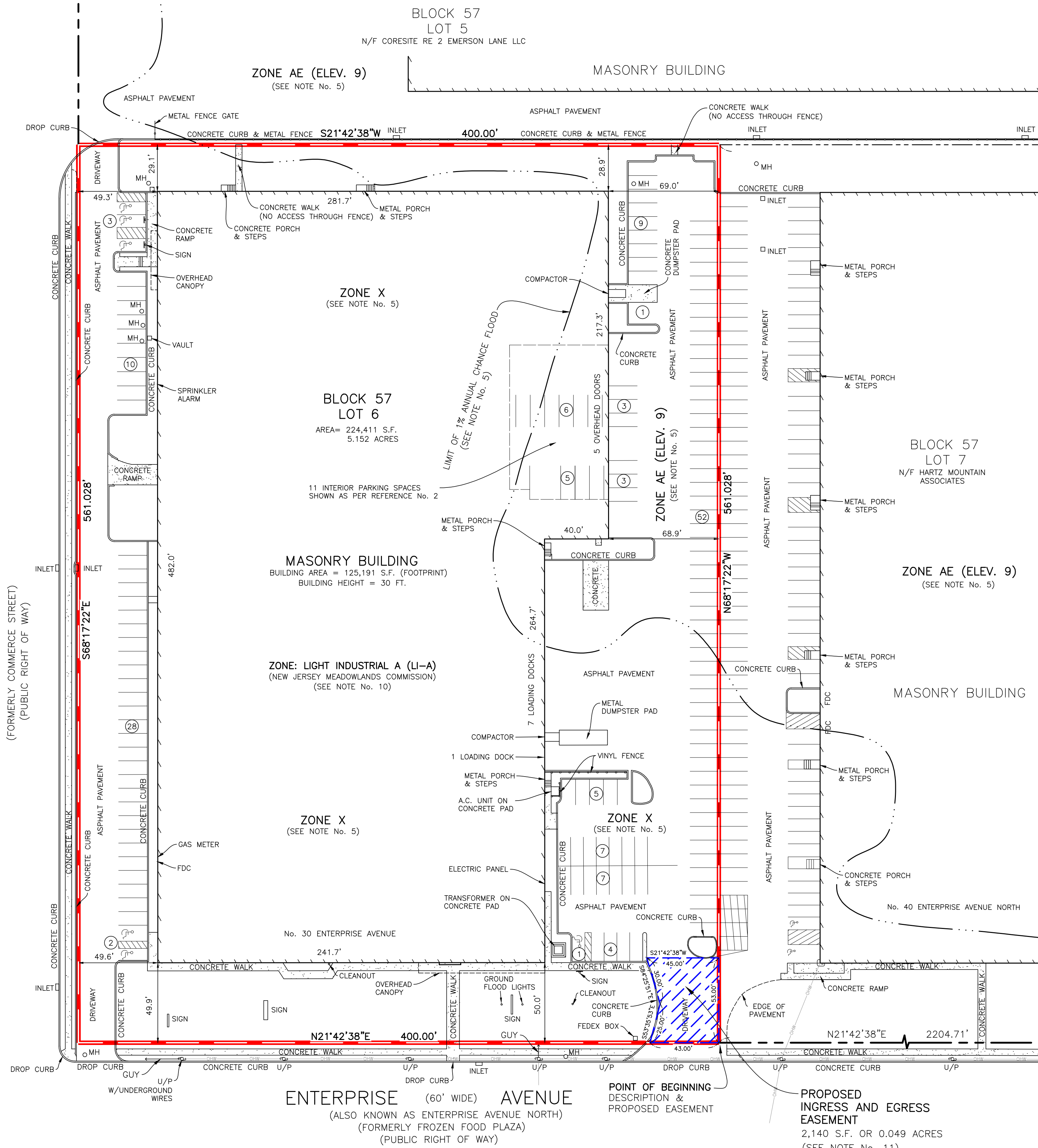
6 HANDICAPPED SPACES
140 REGULAR SPACES
146 TOTAL SPACES

CERTIFICATION:

I HEREBY CERTIFY TO:
HARTZ-LINDENBAUM ASSOCIATES
STATE FARM LIFE INSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS,
AS THEIR INTEREST MAY APPEAR
ROYAL ABSTRACT CORPORATION OF NEW JERSEY (TITLE No. 68240)
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 21, 2015. DATE OF PLAT OR MAP: 12/23/2015

GREG S. GLOOR
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE NO. 37189



LEGEND:

- PROPERTY IN QUESTION BOUNDARY LINES
- ADJACENT LOT LINE
- RIGHT OF WAY LINE
- PROPOSED EASEMENT
- OVERHEAD WIRE
- UTILITY POLE
- MANHOLE
- CONCRETE
- FDC FIRE DEPARTMENT CONNECTION
- PARKING SPACES
- HANDICAPPED PARKING SPACE

PROJECT DATUMS

HORIZONTAL	DEED MERIDIAN
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No.	DATE	ISSUE OR REVISION	BY
5	02-10-16	LABEL CONCRETE WALKS EAST SIDE	DFC
4	02-02-16	ADD INTERIOR PARKING SPACES	DFC
3	01-28-16	NOTE NO. 6	DFC
2	01-27-16	PROPOSED INGRESS AND EGRESS EASEMENT	DFC
1	01-26-16	CERTIFICATION	DFC

REVISIONS

PROJECT: 30 ENTERPRISE AVENUE

LOCATION: BLOCK 57 LOT 6
TOWN OF SECAUCUS
HUDSON COUNTY, NEW JERSEY

DRAWING TITLE: ALTA / ACSM LAND TITLE SURVEY

DRESDNER ROBIN
HANSON ENGINEERING DIVISION
55 LANE ROAD, SUITE 220, FAIRFIELD, NJ 07704
(TEL) 973.696.2600 (FAX) 973.696.1362
CERTIFICATE OF AUTHORIZATION # - 24GA27926000

GREG S. GLOOR
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NUMBER 24GS03718900

DRAWN BY: DFC	CHECKED BY: GSG	DRAWING NUMBER:
SCALE: 1"=40'	DATE: 12/23/15	
JOB No. 10147-115		SHEET 1 OF 1

