

EASEMENTS, RIGHTS OF WAY, UTILITY GRANTS, ETC.
(PER TITLE SEARCH PREPARED BY LANDMARK TITLE AGENCY, INC., FILE NO. 12671 DATED AUGUST 5, 2024)
50'-FOOT BY 80'-FOOT EASEMENT PARCEL, OUT OF LOT 22 PER DEED BOOK 3179, PAGE 973 RETAINED BY THE TOWNSHIP OF NORTH BERGEN. (SHOWN)

LEGEND OF ACQUISITION

PROJECT INFORMATION

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
PROJECT NAME: STATE HOUSE COMMISSION FILE NUMBER:
SUBJECT: NEW JERSEY DEPARTMENT OF EDUCATION
MANAGING AGENCY/ENTITY: TOWNSHIP OF NORTH BERGEN

PARCEL INFORMATION

MUNICIPALITY: TOWNSHIP OF NORTH BERGEN COUNTY: HUDSON TAX BLOCK: 205 LOT: 22
INTEREST ACQUIRING: FEE X EASEMENT TYPE OF EASEMENT: 100% ACRES: 2.844*
ENTIRE X, OR PART (OF LOT) PERCENT OF LOT ACQUIRING: 100% ACRES: 2.202

MUNICIPALITY: TOWNSHIP OF NORTH BERGEN COUNTY: HUDSON TAX BLOCK: 205 LOT: 30
INTEREST ACQUIRING: FEE X EASEMENT TYPE OF EASEMENT: 100% ACRES: 2.202
ENTIRE X, OR PART (OF LOT) PERCENT OF LOT ACQUIRING: 100% ACRES: 2.202

AREA SUMMARY

TOTAL GROSS AREA SURVEYED: 4.846* ACRES

SUBJECT TO:

AREA IN PUBLIC ROADS: 0.000 ACRE

AREA SUBJECT TO EASEMENTS: NEW JERSEY: 0.0 ACRE

AREA SUBJECT TO EASEMENTS: NEW JERSEY: 0.0 ACRE

AREA SUBJECT TO TITLE OVERLAP: 0.000 ACRE

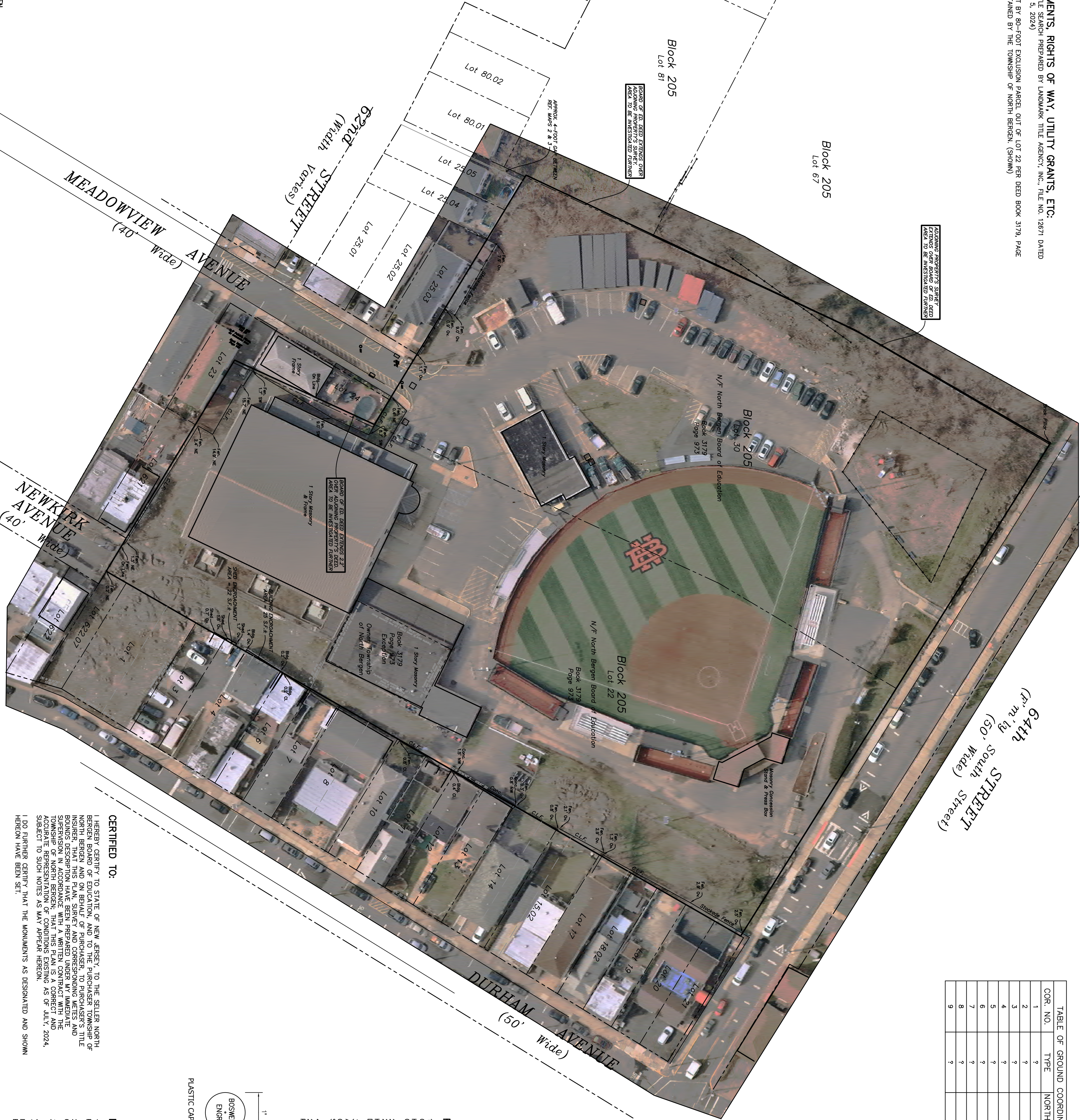
AREA SUBJECT TO TITLE OVERLAP: 0.000 ACRE

AREA SUBJECT TO PHYSICAL ENCROACHMENTS: 0.000 ACRE

NET AREA OF GREEN ACRES ENCUMBRANCE: ACRES: 4.846* PERCENT OF LOT: 100 %

* - ACREAGE CONTAINS 0.092 AC. EXCEPTION AREA ALREADY OWNED BY TOWNSHIP OF NORTH BERGEN

NO.	DATE	DESCRIPTION	SUBMITTED BY	REVIEWED BY	APPROVED BY



COR. NO.	TYPE	NORTHING (GROUND)	EASTING (GROUND)
1	?	xxxxxx.xx	xxxxxx.xx
2	?	xxxxxx.xx	xxxxxx.xx
3	?	xxxxxx.xx	xxxxxx.xx
4	?	xxxxxx.xx	xxxxxx.xx
5	?	xxxxxx.xx	xxxxxx.xx
6	?	xxxxxx.xx	xxxxxx.xx
7	?	xxxxxx.xx	xxxxxx.xx
8	?	xxxxxx.xx	xxxxxx.xx
9	?	xxxxxx.xx	xxxxxx.xx

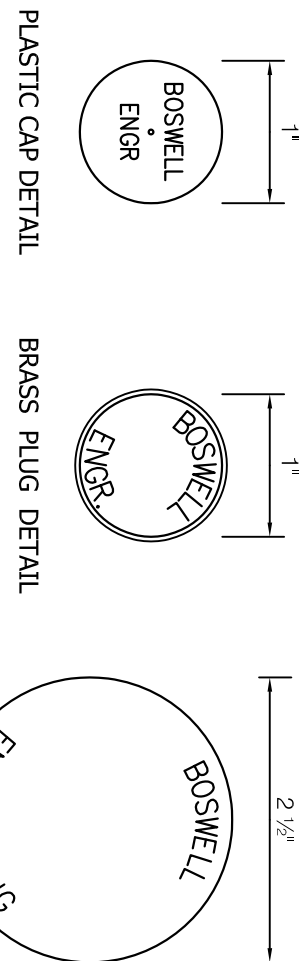
REFERENCES:

1. MAP OF PROPERTY BELONGING TO JOHN & ROBERT E. GARDNER (GARDNER'S ESTATE) SITUATED AT WEST NEW YORK, NEW JERSEY, PREPARED BY LANDMARK TITLE AGENCY, INC., OFFICE ON APRIL 27, 1967 AS MAP NO. 283.
2. TOWNSHIP OF NORTH BERGEN, NEW JERSEY, PREPARED BY DMC ASSOCIATES, INC., DATED FEBRUARY 18, 2015, REVISED MARCH 13, 2015.
3. TOWNSHIP OF NORTH BERGEN, NEW JERSEY, PREPARED BY DMC ASSOCIATES, INC., DATED FEBRUARY 18, 2015, REVISED MARCH 13, 2015.
4. TOWNSHIP OF NORTH BERGEN, NEW JERSEY, PREPARED BY DMC ASSOCIATES, INC., DATED FEBRUARY 18, 2015, REVISED MARCH 13, 2015.
5. TOWNSHIP OF NORTH BERGEN, NEW JERSEY, PREPARED BY DMC ASSOCIATES, INC., DATED FEBRUARY 18, 2015, REVISED MARCH 13, 2015.
6. TOWNSHIP OF NORTH BERGEN, NEW JERSEY, PREPARED BY DMC ASSOCIATES, INC., DATED FEBRUARY 18, 2015, REVISED MARCH 13, 2015.
7. TOWNSHIP OF NORTH BERGEN, NEW JERSEY, PREPARED BY DMC ASSOCIATES, INC., DATED FEBRUARY 18, 2015, REVISED MARCH 13, 2015.
8. TOWNSHIP OF NORTH BERGEN, NEW JERSEY, PREPARED BY DMC ASSOCIATES, INC., DATED FEBRUARY 18, 2015, REVISED MARCH 13, 2015.
9. TOWNSHIP OF NORTH BERGEN, NEW JERSEY, PREPARED BY DMC ASSOCIATES, INC., DATED FEBRUARY 18, 2015, REVISED MARCH 13, 2015.

CERTIFIED TO:

I HEREBY CERTIFY TO STATE OF NEW JERSEY, TO THE SELLER NORTH BERGEN BOARD OF EDUCATION, AND TO THE PURCHASER TOWNSHIP OF NORTH BERGEN, THAT THIS PLAN, SURVEY, AND CORRESPONDING METES AND BOUNDS DESCRIPTION HAVE BEEN PREPARED UNDER MY IMMEDIATE SUPERVISION AND THAT THIS PLAN IS A TRUE AND CORRECT AND ACCURATE REPRESENTATION OF CONDITIONS EXISTING AS OF JULY, 2024, SUBJECT TO SUCH NOTES AS MAY APPEAR HEREON.

I DO FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HEREON HAVE BEEN SET.



NOTES:

1. THIS PROPERTY IS SUBJECT TO ANY/ALL EASEMENTS AND/OR RESTRICTIONS THAT A COMPLETE TITLE SEARCH MAY REVEAL.
2. BENCHMARKS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 1983).
3. DATE OF SURVEY: MARCH 8, 2024.
4. ENTIRE PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE INSURANCE PROGRAM COVERAGE) PER THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) MAP, MAP NO. 540700402A, EFFECTIVE DATE: AUGUST 18, 2008.

Boswell Engineering

ENGINEERS - SURVEYORS - PLANNERS - SCIENTISTS

330 PHILLIPS AVENUE, SOUTH HACKENSACK, N.J. 07606
PHONE: 201.641.0770 ~ FAX: 201.641.1757
N.J. CERTIFICATE OF AUTHORIZATION NO. 240A27956000

FRANK M. KRUPINSKI

DRAFT

REPLACEMENT PARCEL SURVEY
OF
LOTS 22 & 30 - BLOCK 205
IN THE
TOWNSHIP OF NORTH BERGEN
NEW JERSEY

SURVEYED BY: R.E.R. ANALYSIS BY: F.M.K. SCALE: JOB NO.: NB-1620Y
DRAWN BY: F.M.K. CHECKED BY: G.K. 1"=40' DATE: AUG. 7, 2024
DRAWING NO.: NB-1620Y-RPS (DRAFT) SHEET 1 OF 1

