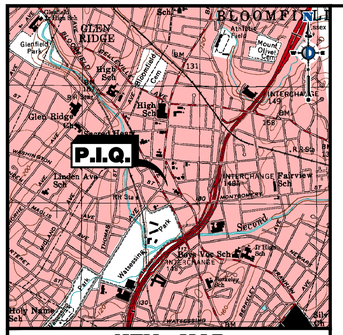


KEY MAP
1" = 2000'

GENERAL NOTES

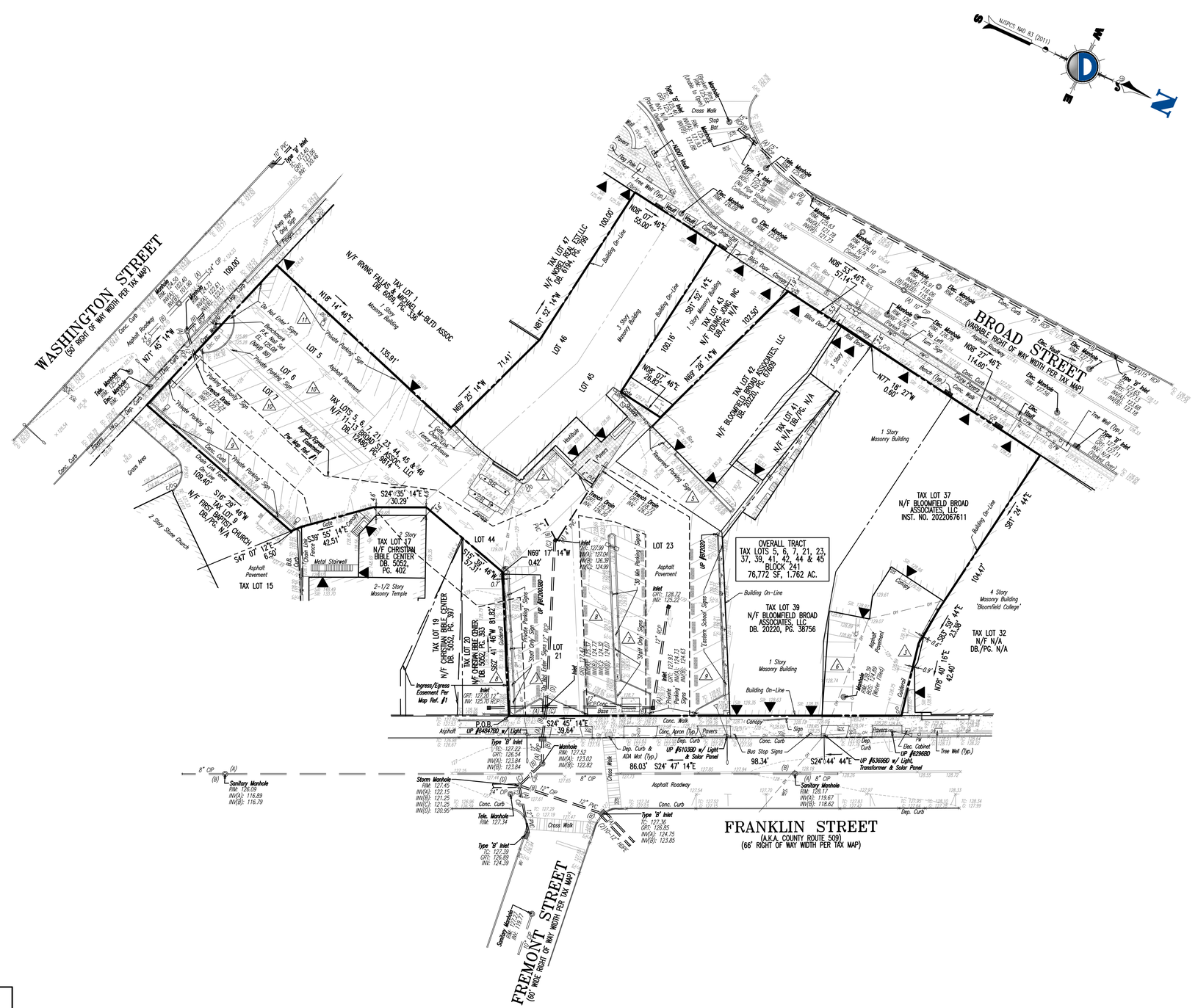
1. THE LOT AND BLOCK NUMBERS SHOWN ARE BASED ON THE TAX MAP OF THE TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, NEW JERSEY, SHEET NO. 11.
2. HORIZONTAL DATUM – NAD 83 (2011), BASED ON GPS FIELD OBSERVATION PERFORMED BY DYNAMIC SURVEY ON JANUARY 9, 2024, UTILIZING THE LEICA RTK CORS NETWORK.
3. VERTICAL DATUM – NAVD 88 (GEOID 12A), BASED ON GPS FIELD OBSERVATIONS PERFORMED BY DYNAMIC SURVEY ON JANUARY 9, 2024, UTILIZING THE LEICA RTK CORS NETWORK.
4. FIELD WORK PERFORMED BY DYNAMIC SURVEY ON JANUARY 9 & 10, AND FEBRUARY 21, 2024.
5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. PROPERTY IS SUBJECT TO SUB-SURFACE CONDITIONS AND/OR ENCROACHMENTS NOT DISCLOSED BY PUBLIC RECORD, IF ANY.
6. DYNAMIC SURVEY MAKES NO GUARANTEES THAT ALL UTILITIES ARE SHOWN AND ANY LOCATIONS SHOWN ARE APPROXIMATE BASED ON MARKOUT UNLESS NOTED OTHERWISE. ALL UTILITY LOCATIONS MUST BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR TO ADDITIONAL DESIGN, EXCAVATION OR CONSTRUCTION. CONTACT UTILITIES TOLL FREE 1-800-272-1000.
7. NOT ALL LOT LINES OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREON HAVE BEEN FIELD SURVEYED AND ARE SHOWN AS A GRAPHICAL REPRESENTATION OF EXISTING LOT LINES BASED ON DEED, FILED MAPS AND TAX MAP INFORMATION.
8. BY GRAPHICAL PLOTTING THE PREMISES IS LOCATED IN ZONE 'X' PER FLOOD INSURANCE RATE MAP NUMBER: 34013C0112G, COMMUNITY NAME: TOWNSHIP OF BLOOMFIELD, EFFECTIVE DATE: 04/03/2020.
9. NO WETLANDS DELINEATION MARKERS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. THE EXISTENCE OR NONEXISTENCE OF WETLANDS OR OPEN WATERS THAT MAY BE REGULATED BY THE STATE OF NEW JERSEY AND/OR THE GOVERNMENT OF THE UNITED STATES IS NOT A PART OF THIS SURVEY.
10. NO ATTEMPT WAS MADE OR LIABILITY IS ASSUMED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS.
11. THE OFFSETS SHOWN ON THIS PLAN SHALL NOT BE USED AS THE BASIS FOR THE CONSTRUCTION OF FENCES OR ANY OTHER PERMANENT STRUCTURES.
12. LOTS 37, 39, 41 & 42 PORTION OF THIS SURVEY WAS PERFORMED BASED ON AN OUTDATED TITLE COMMITMENT ISSUED BY PRESTIGE TITLE AGENCY, INC. AGENT FOR CHICAGO TITLE INSURANCE COMPANY, TITLE NUMBER: 22-066404, EFFECTIVE COMMITMENT DATE: 09/30/2022.
13. SUBJECT TO ROAD RIGHT-OF-WAY, ALL EASEMENTS, ORDINANCES, COVENANTS AGREEMENTS AND/OR RESTRICTIONS OF RECORD, PERTINENT DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY ARE NOTED HEREON. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PARCEL.
14. PER CONTRACTUAL AGREEMENT TREES OF SIZES 6" AND GREATER ARE SHOWN HEREON.

MAP REFERENCES:

1. A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, BLOOMFIELD BROAD ASSOCIATES, BLOCK 241 LOTS 5, 6, 7, 21, 23, 44, 45 & 46, BLOCK 241 LOTS 37, 39, 41 & 42, BLOOMFIELD TOWNSHIP, ESSEX COUNTY, NEW JERSEY", PREPARED BY E&LP, DATED 04/22/2022.
2. A PLAN ENTITLED "MODIFIED EASEMENT AREA (ALTERNATE B) EXHIBIT, BLOCK 241, LOTS 5, 6, 7, 21, 23, 44, 45, & 46, 29-35 WASHINGTON STREET, 436-442 FRANKLIN STREET, & 11-13 BROAD STREET, TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, NEW JERSEY", PREPARED BY DYNAMIC TRAFFIC, LLC, DATED 04/10/2023.
3. A PLAN SET ENTITLED "PRELIMINARY AND FINAL SITE PLAN & SUBDIVISION FOR BLOOMFIELD BROAD ASSOCIATES URBAN RENEWAL, LLC, PROPOSED MIXED-USE DEVELOPMENT, BLOCK 241, LOTS 5, 6, 7, 21, 23, 37, 39, 41, 42, 44, 45, 46; TAX MAP SHEET #11 – LATEST REV. DATED 11-06-2017, 11-13 BROAD STREET, TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, NEW JERSEY", PREPARED BY DYNAMIC ENGINEERING CONSULTANTS, P.C., SHEETS 1-14, DATED 12/05/2023.
4. A PLAN ENTITLED "EASEMENT EXHIBIT, METRO REAL ESTATE COMPANIES, PROPOSED ACCESS EASEMENTS, PORTION OF BLOCK 241, LOTS 7, 21, 44 & 46, WASHINGTON STREET & FRANKLIN STREET, BLOOMFIELD TOWNSHIP, ESSEX COUNTY, NJ," PREPARED BY DYNAMIC SURVEY, LLC, DATED 06/15/2023, REVISED THROUGH 11/03/2023.
5. A PLAN ENTITLED "MINOR SUBDIVISION, METRO REAL ESTATE COMPANIES, BLOCK 241, PROP. LOTS A AND B (F.K.A. TAX LOTS 5, 6, 7, 21, 23, 37, 39, 41, 42, 44, 45 AND 46), 11-13 BROAD STREET, TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, NEW JERSEY," PREPARED BY DYNAMIC SURVEY, LLC, DATED 12/04/2023, REVISED THROUGH 01/08/2024.

DEED REFERENCES

1. DEED BOOK 12480, PAGE 9814 – LOT 45
2. DEED BOOK 6069, PAGE 336 – LOT 1
3. DEED BOOK 20220, PAGE 38756 – LOT 39
4. DEED BOOK 20220, PAGE 67609 – LOT 42
5. DEED BOOK 6194, PAGE 799 – LOT 47



LEGEND

	PROPERTY LINES		UTILITY POLE		TRANSFORMER
	OFF-SITE PROPERTY LINES		GUY WIRE		MONITORING WELL
15	EXISTING MAJOR CONTOUR & ELEVATION		SIGN		AIR PUMP
12	EXISTING MINOR CONTOUR & ELEVATION		SIGN DOUBLE POST		FIRE HYDRANT
E E	APPROX. LOC. EXIST UNDERGROUND ELECTRIC LINES		"X"-INLET		WATER VALVE
FO	APPROX. LOC. EXIST UNDERGROUND FIBER OPTIC LINES		"B"-INLET		WATER METER
G G	APPROX. LOC. EXIST UNDERGROUND GAS LINES		"T"-INLET		GAS VALVE
OH	APPROX. LOC. EXIST OVERHEAD LINES		ROUND INLET		GAS METER
S S	APPROX. LOC. EXIST UNDERGROUND SANITARY SEWER LINES		YARD INLET		ELECTRIC METER
T T	APPROX. LOC. EXIST UNDERGROUND TELEPHONE LINES		MANHOLE		ELECTRIC BOX
W W	APPROX. LOC. EXIST UNDERGROUND WATER LINES		FLARED END SECTION		WELL
	EXISTING BARBWIRE FENCE		HEADWALL		CLEAN OUT
	EXISTING BOARD ON BOARD FENCE		DECIDUOUS TREE		WATER SHUT OFF VALVE
	EXISTING CHAIN LINK FENCE		EVERGREEN TREE		DOWN SPOUT
	EXISTING POST AND RAIL FENCE		SHRUB		TELEPHONE BOX
	EXISTING STOCKADE FENCE				VALVE UNKNOWN
	EXISTING VINYL FENCE				
	EXISTING EDGE OF WATER				
	EXISTING WETLANDS LINES				
8" CIP	EXISTING SANITARY SEWER				
15" RCP	EXISTING STORM SEWER				

	EGRESS/INGRESS		
	WETLAND FLAG		
	BORING LOCATION		
	TEST PIT LOCATION		
	MAIL BOX		
	BOLLARD		
	LIGHTED BOLLARD		
	LIGHT POLE		
	BUILDING LIGHT		
	SHOE BOX LIGHT		
	COBRA LIGHT POLE		
	TRAFFIC LIGHT		
	EXCEPTION		
	PARKING STALL COUNT		

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Plotted: 02/23/24 – 12:23 PM, By: lthompson
File: V:\DSURVEY PROJECTS\2340 Metro Real Estate Companies\23-03115 Bloomfield\Dwg\S234023031155YO.DWG, ---> 24x36 BTL

DYNAMIC SURVEY • ENGINEERING • SURVEY • TRAFFIC

REV.	DATE	COMMENTS	BY

SURVEY LEGEND:

(MR)	MAP REFERENCE		BENCHMARK
(DR)	DEED REFERENCE		CONC. MONUMENT FND
(S)	SURVEY		CONC. MONUMENT SET
(BOS)	BOTTOM OF STRUCTURE		I.P. / I.B. FND
(TOS)	TOP OF STRUCTURE		I.P. / I.B. SET
(AKA)	ALSO KNOWN AS		STAKE FND
(FKA)	FORMERLY KNOWN AS		STAKE SET
(C/L)	CENTERLINE		PK NAIL FND
LSA	LANDSCAPE AREA		PK NAIL SET
× 0.00	SPOT ELEVATIONS		DRILL HOLE FND
× G: 0.00	GUTTER ELEV.		DRILL HOLE SET
× TC: 0.00	TOP OF CURB ELEV.		SURVEY STONE FND
× FF: 0.00	FINISH FLOOR ELEV.		SURVEY CAP FND
× GF: 0.00	GARAGE FLOOR ELEV.		CROSS CUT FOUND
× BW: 0.00	BOTTOM OF WALL ELEV.		CROSS CUT SET
× TW: 0.00	TOP OF WALL ELEV.	P.O.B.	POINT OF BEGINNING
×WSE: 0.00	WATER SURFACE ELEV.		

GRAPHIC SCALE
–30 0 15 30
(IN FEET)
1 INCH = 30 FT.

DYNAMIC SURVEY, LLC
BOUNDARY & TOPOGRAPHIC SURVEY • FINAL SURVEYS
HYDROGRAPHIC SURVEY • CONSTRUCTION STAKEOUT
ALTA/NSPS LAND TITLE • FOUNDATION LOCATION
1904 Main Street
Lake Como, NJ 07719
T: 732.974.0198 | F: 732.974.3521
Offices conveniently located at:
LAKE COMO, NEW JERSEY • T: 732.974.0198
CHESTER, NEW JERSEY • T: 908.879.7229
FLEMINGTON, NEW JERSEY • T: 908.782.1441
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DELRAY BEACH, FLORIDA • T: 561.931.8570
ANNAPOLIS, MARYLAND • T: 410.507.5000
New Jersey Certificate of Authorization No. 24GA28228800
www.dynamicsc.com

PROJECT:
METRO REAL ESTATE COMPANIES
BLOCK 241, TAX LOTS 5, 6, 7, 21, 23, 37, 39, 41, 42, 44, 45 AND 46
11-13 BROAD STREET
TOWNSHIP OF BLOOMFIELD,
ESSEX COUNTY, NEW JERSEY

CRAIG BLACK
PROFESSIONAL ENGINEER & LAND SURVEYOR
NEW JERSEY LICENSE No. 24GB04257400

Only copies of the original survey with an original land surveyor's embossed seal shall be considered to be valid copies. Signature and embossed seal signify that this certification was prepared in accordance with the existing code of practice adopted by the NJ State Board of Professional Engineers and Land Surveyors. Certifications indicated hereon shall run only to the person for whom the certification is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon. Certifications are not transferable to additional institutions or subsequent owners. Unauthorized alteration or addition to a certification bearing a licensed land surveyor's seal is illegal and punishable by law. Property subject to documents of record.

TITLE:
BOUNDARY AND TOPOGRAPHIC SURVEY

PROJECT No:	SCALE:	DATE:
2340 23-03115	1"=30'	02/23/2024
DRAWN BY: IJT/RLG	FIELD BY: TJP	CHECKED BY: BVT

SHEET No:	Rev. #:
1 OF 1	0