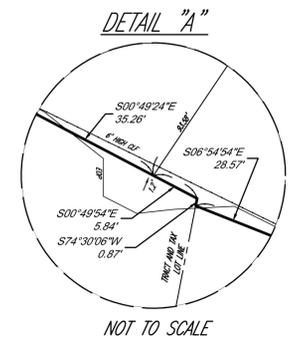
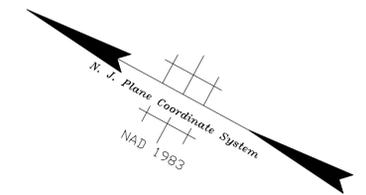


VICINITY MAP
© 2008 DeLorme Street Atlas USA
(NOT TO SCALE)



DETAIL "A"
NOT TO SCALE

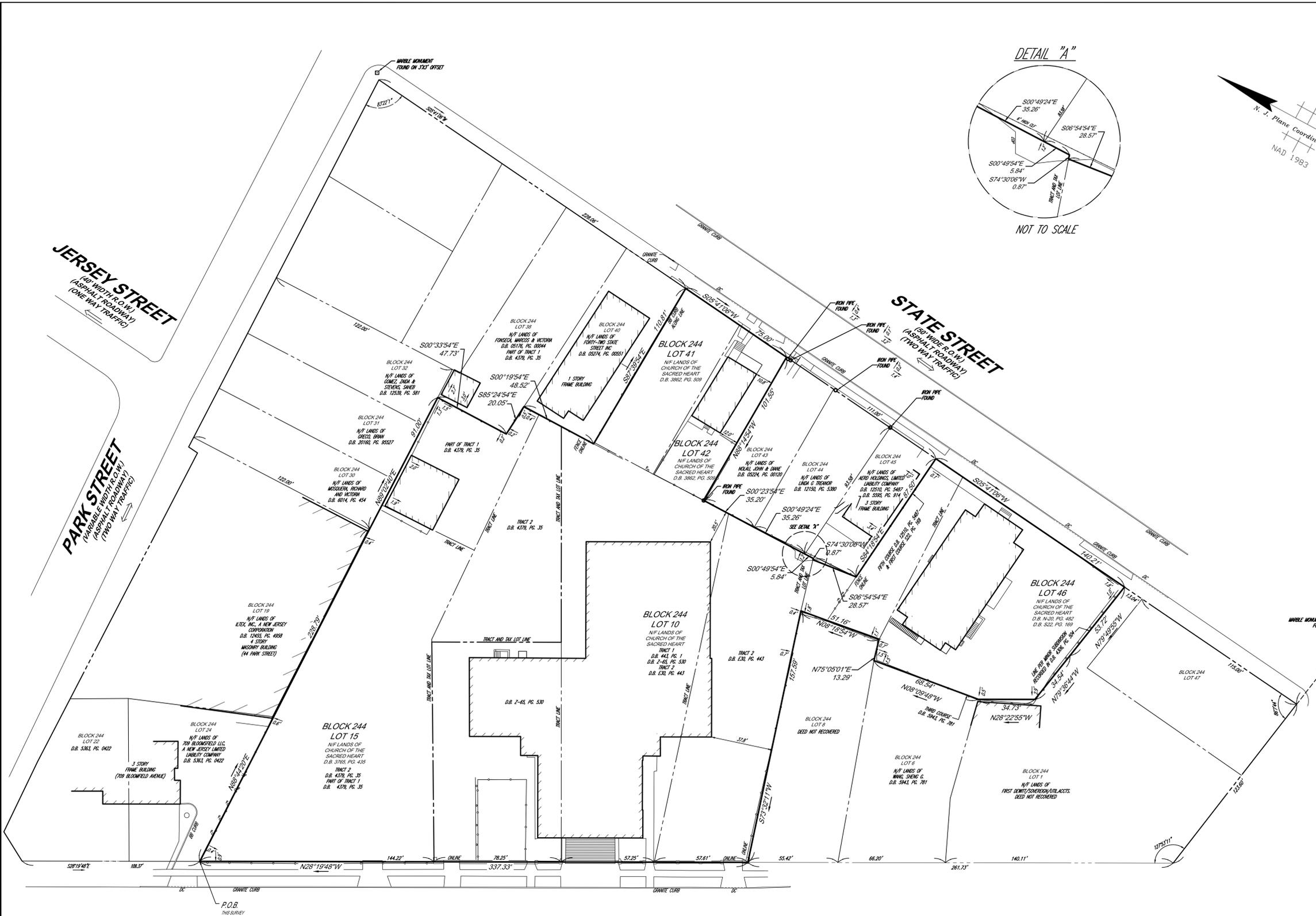


JERSEY STREET
(101' WIDE R.O.W.)
(ASPHALT ROADWAY)
(ONE WAY TRAFFIC)

PARK STREET
(PARALLEL WITH R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

STATE STREET
(89' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

BLOOMFIELD AVENUE
(80' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)



NOTES:

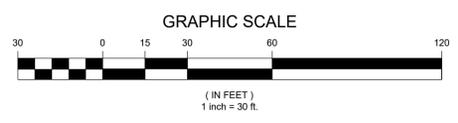
- PROPERTY KNOWN AS LOTS 10, 15, 41, 42, 46 BLOCK 244, AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, NEW JERSEY.
 - AREA = 96,922 SQUARE FEET OR 2.225 ACRES.
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:
- QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY, NOT FIELD VERIFIED.
 - QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING, INCLUDES MARKOUT BY OTHERS.
 - QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING, INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
 - QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY TRIDENT ABSTRACT TITLE AGENCY, LLC, COMMITMENT NO. 10-149205, WITH AN EFFECTIVE DATE OF 10/01/2019, AND A LAST UPDATED DATE OF 01/01/2021. NO SCHEDULE B, SECTION II EXCEPTIONS WERE INCLUDED IN THIS REPORT.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD ZONE X (OTHER AREAS), (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
 - TEMPORARY BENCH MARKS SET:
TBM-A: SPIKE SET IN THE CONCRETE WALK ALONG EASTERLY SIDE OF BLOOMFIELD AVENUE. APPROX. 170' NORTH ALONG BLOOMFIELD AVENUE OF THE MAIN CHURCH STAIRWAY. ELEVATION= 135.36'
TBM-B: PK NAIL SET IN THE BIT CONCRETE PARKING LOT OF 14 STATE STREET. APPROX. 10' FROM THE EASTERLY WALL OF 687 BLOOMFIELD AVE "SANTANDER BANK" AND 30' FROM THE CLOSEST BUILDING CORNER OF 14 STATE STREET. ELEVATION= 131.62'
 - PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
 - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - 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. 13-40-5.1 (d).

REFERENCES:

- THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, NEW JERSEY. SHEET #11
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, ESSEX COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL 112 OF 200", MAP NUMBER 34019301120, EFFECTIVE DATE: JUNE 4, 2007, REVISION DATE: APRIL 3, 2020.
- MAP ENTITLED "TOWNSHIP OF BLOOMFIELD WATER DISTRIBUTION SYSTEM" - AREA B11, PAGE 13 OF 44. PRODUCED BY HATCH MOTT MACDONALD
- MAP ENTITLED "STATE, PARK & BLOOMFIELD SANITARY SEWER MAP" PROVIDED BY THE TOWNSHIP OF BLOOMFIELD

No.	DESCRIPTION OF REVISION	FIELD	DRAWN	APPROVED	DATE
3	REVISED DIMENSION	NA	A.J.F.	J.D.S.	05-23-21
2	UPDATED BOUNDARY PER LOT 45 DEED	NA	A.J.F.	J.D.S.	05-27-21
1	UPDATED UTILITY INFORMATION PER PROVIDED DOCUMENTATION	NA	A.J.F.	J.D.S.	05-24-21

FIELD DATE	05-13-2021	ALTA/NSPS LAND TITLE SURVEY
FIELD BOOK NO.	21-05	BLOCK 244, LOTS 10, 15, 41, 42 & 46
FIELD BOOK PGS.	76-79	675-699 BLOOMFIELD AVENUE & 14 & 34-40 STATE STREET
FIELD CREW	J.D.S.	TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY
D.O.C.	A.J.F.	STATE OF NEW JERSEY
DRAWN	A.J.F.	CONTROL POINT ASSOCIATES, INC.
APPROVED	J.D.S.	30 INDEPENDENCE BOULEVARD, SUITE 100 WARREN, NJ 07059
REVIEWED	K.V.G.	908.668.0999 - 908.668.9595 FAX WWW.CPANSURVEY.COM
DATE	05-13-2021	FILE NO. 01-210147-00
SCALE	1"=30'	SHEET NO. 1 OF 2



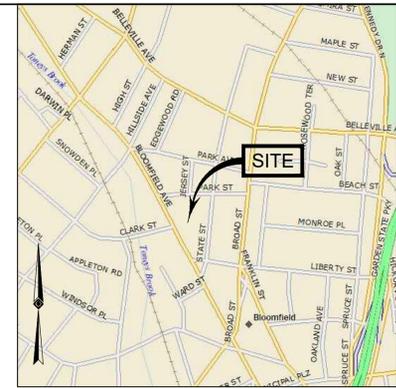
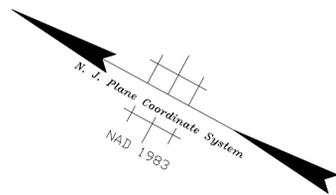
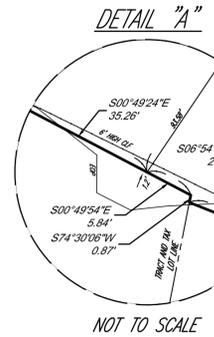
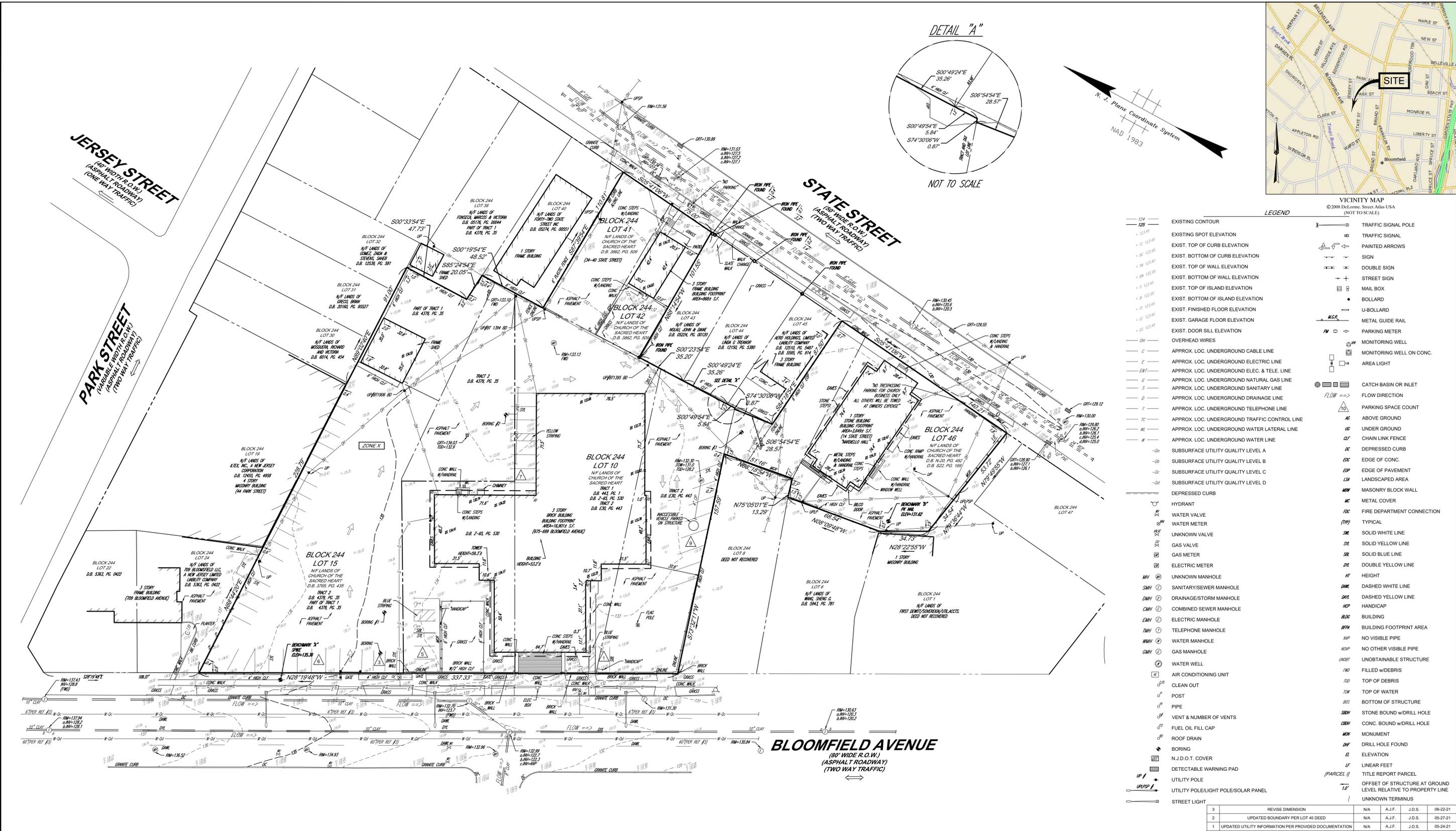
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 9, 13, & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05-13-2021.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL

05-13-2021
DATE

JAMES D. SENS
NEW JERSEY PROFESSIONAL LAND SURVEYOR #24GS04322600
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

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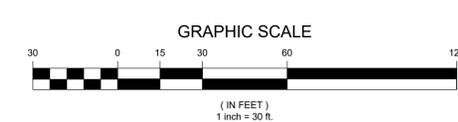
LEGEND

— 124	EXISTING CONTOUR	— 188	TRAFFIC SIGNAL POLE
— 125	EXISTING SPOT ELEVATION	— 189	TRAFFIC SIGNAL
— 126	EXIST. TOP OF CURB ELEVATION	— 190	PAINTED ARROWS
— 127	EXIST. BOTTOM OF CURB ELEVATION	— 191	SIGN
— 128	EXIST. TOP OF WALL ELEVATION	— 192	DOUBLE SIGN
— 129	EXIST. BOTTOM OF WALL ELEVATION	— 193	STREET SIGN
— 130	EXIST. TOP OF ISLAND ELEVATION	— 194	MAIL BOX
— 131	EXIST. BOTTOM OF ISLAND ELEVATION	— 195	BOLLARD
— 132	EXIST. FINISHED FLOOR ELEVATION	— 196	U-BOLLARD
— 133	EXIST. GARAGE FLOOR ELEVATION	— 197	METAL GUIDE RAIL
— 134	EXIST. DOOR SILL ELEVATION	— 198	PARKING METER
— 135	OVERHEAD WIRES	— 199	MONITORING WELL
— 136	APPROX. LOC. UNDERGROUND CABLE LINE	— 200	MONITORING WELL ON CONC.
— 137	APPROX. LOC. UNDERGROUND ELEC. & TELE. LINE	— 201	AREA LIGHT
— 138	APPROX. LOC. UNDERGROUND NATURAL GAS LINE	— 202	CATCH BASIN OR INLET
— 139	APPROX. LOC. UNDERGROUND SANITARY LINE	— 203	FLOW DIRECTION
— 140	APPROX. LOC. UNDERGROUND DRAINAGE LINE	— 204	PARKING SPACE COUNT
— 141	APPROX. LOC. UNDERGROUND TELEPHONE LINE	— 205	AC ABOVE GROUND
— 142	APPROX. LOC. UNDERGROUND TRAFFIC CONTROL LINE	— 206	UG UNDER GROUND
— 143	APPROX. LOC. UNDERGROUND WATER LATERAL LINE	— 207	CLF CHAIN LINK FENCE
— 144	APPROX. LOC. UNDERGROUND WATER LINE	— 208	DC DEPRESSED CURB
— 145	SUBSURFACE UTILITY QUALITY LEVEL A	— 209	EDC EDGE OF CONC.
— 146	SUBSURFACE UTILITY QUALITY LEVEL B	— 210	EDP EDGE OF PAVEMENT
— 147	SUBSURFACE UTILITY QUALITY LEVEL C	— 211	LSA LANDSCAPED AREA
— 148	SUBSURFACE UTILITY QUALITY LEVEL D	— 212	MHW MASONRY BLOCK WALL
— 149	DEPRESSED CURB	— 213	MC METAL COVER
— 150	HYDRANT	— 214	FDX FIRE DEPARTMENT CONNECTION
— 151	WATER VALVE	— 215	(TYP) TYPICAL
— 152	WATER METER	— 216	SWK SOLID WHITE LINE
— 153	UNKNOWN VALVE	— 217	SYL SOLID YELLOW LINE
— 154	GAS VALVE	— 218	SBL SOLID BLUE LINE
— 155	GAS METER	— 219	DYL DOUBLE YELLOW LINE
— 156	ELECTRIC METER	— 220	HT HEIGHT
— 157	UNKNOWN MANHOLE	— 221	DWH DASHED WHITE LINE
— 158	SANITARY/SEWER MANHOLE	— 222	DYL DASHED YELLOW LINE
— 159	DRAINAGE/STORM MANHOLE	— 223	HCP HANDICAP
— 160	COMBINED SEWER MANHOLE	— 224	BLDG BUILDING
— 161	ELECTRIC MANHOLE	— 225	BFPA BUILDING FOOTPRINT AREA
— 162	TELEPHONE MANHOLE	— 226	NVP NO VISIBLE PIPE
— 163	WATER MANHOLE	— 227	NOP NO OTHER VISIBLE PIPE
— 164	GAS MANHOLE	— 228	UNBT UNOBTAINABLE STRUCTURE
— 165	WATER WELL	— 229	FWD FILLED W/DEBRIS
— 166	AIR CONDITIONING UNIT	— 230	TOP OF DEBRIS
— 167	CLEAN OUT	— 231	TOP OF WATER
— 168	POST	— 232	BOS BOTTOM OF STRUCTURE
— 169	PIPE	— 233	SDRY STONE BOUND W/DRILL HOLE
— 170	VENT & NUMBER OF VENTS	— 234	CONC. BOUND W/DRILL HOLE
— 171	FUEL OIL FILL CAP	— 235	MONUMENT
— 172	ROOF DRAIN	— 236	DRF DRILL HOLE FOUND
— 173	BORING	— 237	ELEVATION
— 174	N.J.D.O.T. COVER	— 238	LF LINEAR FEET
— 175	DETECTABLE WARNING PAD	— 239	(PARCEL) TITLE REPORT PARCEL
— 176	UTILITY POLE	— 240	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
— 177	UTILITY POLE/LIGHT POLE/SOLAR PANEL	— 241	UNKNOWN TERMINUS
— 178	STREET LIGHT		

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW JERSEY ONE-CALL SYSTEM (1.800.272.1000) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 21092021

UTILITY COMPANY
 VERIZON
 COMCAST CABLEVISION OF NEWARK
 CITY OF NEWARK
 BLOOMFIELD PUBLIC WORKS
 EXTENET SYSTEMS INC
 PUBLIC SERVICE ELECTRIC AND GAS



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JAMES D. SENS
 NEW JERSEY PROFESSIONAL LAND SURVEYOR #24G0432260
 NEW JERSEY CERTIFICATE OF AUTHORIZATION #24G0427938600

3	REVISE DIMENSION	NA	A.J.F.	J.D.S.	05-22-21
2	UPDATED BOUNDARY PER LOT 45 DEED	NA	A.J.F.	J.D.S.	05-27-21
1	UPDATED UTILITY INFORMATION PER PROVIDED DOCUMENTATION	NA	A.J.F.	J.D.S.	05-24-21
No.	DESCRIPTION OF REVISION	FIELD	REVISION	APPROVED	DATE
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	TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY				
	STATE OF NEW JERSEY				
	CONTROL POINT ASSOCIATES, INC.				
	30 INDEPENDENCE BOULEVARD, SUITE 100				
	WARREN, NJ 07059				
	908.668.0999 • 908.668.9595 FAX				
	WWW.CPASURVEY.COM				
	05-13-2021				
	DATE				
	1"=30'				
	SCALE				
	01-210147-00				
	FILE NO.				
	2 OF 2				
	SHEET NO.				

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