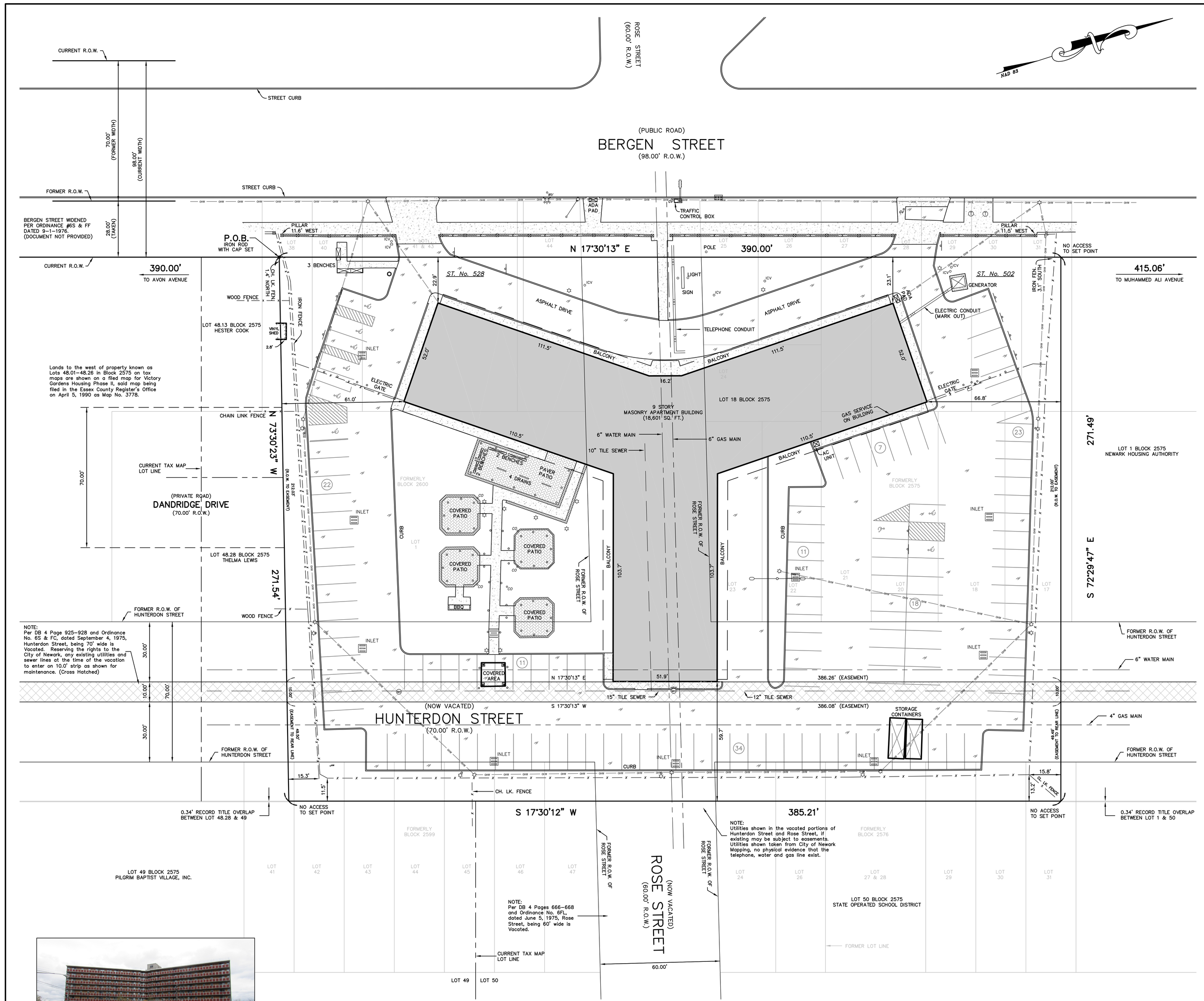

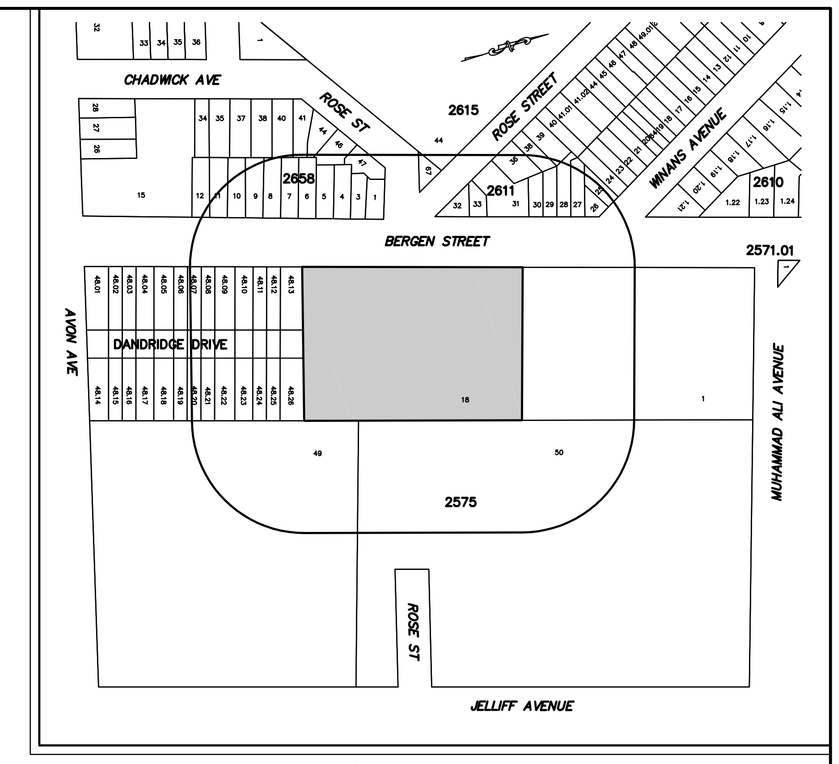

200' RADIUS AREA MAP
NOT TO SCALE

DESCRIPTION

BEGINNING at a point in the easterly sideline of Bergen Street, said point being distant 390.00 feet northerly from the corner formed by the intersection of the said easterly sideline of Bergen Street with the northerly sideline of Avon Avenue; thence running

1) Northerly along the aforesaid easterly sideline of Bergen Street, North 17 degrees 30 minutes 13 seconds East, 390.00 feet to a point, thence
2) South 72 degrees 29 minutes 47 seconds East, 271.49 feet to a point, thence
3) South 17 degrees 30 minutes 12 seconds West, 385.21 feet to a point, thence
4) North 73 degrees 30 minutes 23 seconds West, 271.54 feet to the **POINT AND PLACE OF BEGINNING**.

The above described parcel contains 105,233 square feet or 2.416 acres of land.

SUBJECT TO a 10.00 foot wide utility & sewer easement, centered on the now vacated right of way of Hunterdon Street, which runs north/south from Avon Avenue, north through the above described and ending on Muhammed Ali Avenue. The portion of said easement on the above parcel is described as follows:

BEGINNING at a point in the southerly sideline of the above described parcel, said point being distant 212.03 feet easterly from the above described point of beginning; thence running

1) North 17 degrees 30 minutes 13 seconds East, 386.26 feet to a point, thence
2) South 72 degrees 29 minutes 47 seconds East, 10.00 feet to a point, thence
3) South 17 degrees 30 minutes 13 seconds West, 386.08 feet to a point, thence
4) North 73 degrees 30 minutes 23 seconds West, 10.00 feet to the **POINT AND PLACE OF BEGINNING**.

SUBJECT TO possible utility easements for any utilities that may exist within the vacated portions of Rose Street and Hunterdon Street.

SUBJECT TO any rights that the City of Newark may have to the vacated portions of Rose Street and Hunterdon Street.

ENCROACHMENTS

1) Walls and fences encroach into right of way as shown.
2) Fences along side and rear property lines fall within property, ownership unknown.
3) Shed encroaches on southerly sideline.

CERTIFICATION

To:
Pronesti

This is to certify that this map or plat and the survey on which it is 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 1, 2, 3, 4, 6a, 6b, 7a, 8, 9, 10, 11a, 12, 13, 16, 17 & 18 of Table A thereof. The field work was completed on March 16, 2022.

Michael Pronesti, P.L.S. Lic. No. 37605
Date of Map: 5-7-2020

EXCEPTIONS

The following exceptions are taken from a title report prepared by Chicago Title Insurance Company 19-060486 with a commitment date of December 4, 2019.

1. Notwithstanding any provision of the policy to the contrary, any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. (not a survey matter)
2. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all the Schedule B, Part I - "Requirements" are met. (not a survey matter)
3. Rights or Claims or interest of parties in possession of the land not shown by the public record. (not a survey matter)
4. Easements, or claims of easements, not shown by the public record.
5. Any liens or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records. (not a survey matter)
6. Taxes, charges, assessments and utilities: See Attached (not a survey matter)
7. Subject to added or omitted assessments pursuant to N.J.S.A. 54:4-63.1 et seq. (not a survey matter)
8. Amount of calculated acreage or quantity of land is not insured.
9. PRIVATE RIGHTS IN VACATED ROSE STREET AND HUNTERDON STREET (Shown)

GENERAL NOTES

1. Locations and types of utilities shown within the vacated streets were derived from field location and City of Newark utility maps. Prior to any excavation contact the City of Newark Engineer's office, sewer, and water departments, the local carriers of telephone and cable, and Public Service Electric & Gas Co.

   For location, depth and mark-out of utilities you must call 800-272-1000
2. Total lot area = 105,233 sq. ft. or 2.416 acres.
3. This survey is subject to the facts and findings of a complete title search prepared by Chicago Title Insurance Company (19-060486). No description was provided for the outbound as shown here on. Outbound was created based on adjoining record data.
4. This survey is not valid unless signed and sealed by the licensed surveyor.
5. Per the National Flood Insurance Program Map No. 34013C 0152 F with an effective date of June 4, 2007 the property shown here on falls in Zone X and does not fall in a Special Flood Hazard Area.
6. No party walls were observed on site.
7. No existing underground utility plans were provided by client. Any utilities shown are based on visible location and City of Newark Mapping. Found water valves, gas valves, electric vault and sewer man holes indicate those services exist.
8. In the process of doing field work there was no evidence of recent earth moving, building construction or building additions.
9. To the best of my knowledge there are no proposed plans to change street right of ways. In the process of conduction field work there was no evidence of recent street or sidewalk construction or repairs.
10. No wet land flags were observed.
11. 126 Total exterior painted parking spaces, including 9 disabled spaces. Parking spaces, if any, under building not included.

No.	DATE	DESCRIPTION	BY
3	9-26-22	ADDED TITLE COMMITMENT DESCRIPTION	MP
2	4-12-22	LOT CORNERS SET	PH
1	3-16-22	FIELD INSPECTION	PH

SITE PHOTO

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

R-4 FOURTH RESIDENTIAL DISTRICT MULTIFAMILY LOW-RISE	SECTION	REQUIREMENTS
PERMITTED USES	N/A	LOW RISE MULTIFAMILY RESIDENTIAL
MAX BUILDING HEIGHT	TABLE 5-3	4 STORIES AND 48 FEET
LOT SIZE	TABLE 5-3	10,000 S.F.
SETBACKS	TABLE 5-3	N/A NO ADJACENT BUILDINGS
MAXIMUM LOT COVERAGE	TABLE 5-3	66%
ACTIVE GROUND FLOOR	TABLE 5-3	N/A APPLIES TO COMMERCIAL BLDS.
MINIMUM BUILDING TRANSPARENCY	TABLE 5-3	N/A APPLIES TO COMMERCIAL BLDS.
PARKING	TABLE 7-1	1 SPACE PER UNIT
OFF-STREET LOADING	CHAPTER 7	N/A
SIGNS	CHAPTER 9	N/A
LANDSCAPING	SECTION 40:16-2	N/A NO PROPOSED DEVELOPMENT
STORM DRAINAGE	SECTION 40:9-2	N/A NO PROPOSED DEVELOPMENT

ZONING INFORMATION PROVIDED BY MIKSELL AND ASSOCIATES (MARCH 2022)

DESCRIPTION PER TITLE COMMITMENT

ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE City of Newark, IN THE COUNTY OF Essex, STATE OF NEW JERSEY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY SIDELINE OF BERGEN STREET SAID POINT BEING DISTANT 390.00 FEET NORTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF SAID EASTERLY LINE OF BERGEN STREET WITH THE NORTHERLY SIDELINE OF AVON AVENUE; THENCE RUNNING,

1) NORTHERLY ALONG THE AFORESAID EASTERLY SIDELINE OF BERGEN STREET NORTH 17 DEGREES 30 MINUTES 13 SECONDS EAST 390.00 FEET; THENCE
2) SOUTH 72 DEGREES 29 MINUTES 47 SECONDS EAST 271.49 FEET TO A POINT; THENCE
3) SOUTH 17 DEGREES 30 MINUTES 12 SECONDS WEST 385.21 FEET TO A POINT; THENCE
4) NORTH 73 DEGREES 30 MINUTES 23 SECONDS WEST 271.54 FEET TO THE POINT AND PLACE OF BEGINNING

LEGEND

	PROJECT BOUNDARY LINE		LIGHT POLE		UNMARKED VALVE
OHW	OVERHEAD WIRES		UTILITY POLE	OF	OIL FILL CAP
	CURB LINE		UTILITY POLE WITH CONDUIT	CO	CLEAN OUT
	DROP CURB		CONCRETE	MW	MONITORING WELL
x x	FENCE		ASPHALT	CV	IRRIG. CONTROL VALVE
	CATCH BASIN		SANITARY MAN HOLE	PM	PARKING METER
	INLET		TELEPHONE MANHOLE		TRAFFIC LIGHT
GV	GAS VALVE		ELECTRIC MANHOLE		SIGN POST
WV	WATER VALVE		UNMARKED MANHOLE		FIRE HYDRANT
			STORM DRAIN MANHOLE		

MAP OF
JAMES C. WHITE MANOR
NEWARK, NJ

© PRONESTI SURVEYING, INC.

NJ CERTIFICATE OF AUTHORIZATION: 24GA28072100	
DRAWN BY: C. SCHOLZ	DATE: 5-7-2020
CHECKED BY: M. PRONESTI	SCALE: 1"=20'
JOB No. 54306	SHEET 1 OF 1

ALTA/NSPS LAND TITLE SURVEY
OF
502-528 BERGEN STREET
LOT 18 IN BLOCK 2575 ON TAX MAPS OF

CITY OF NEWARK ESSEX COUNTY NEW JERSEY

PREPARED FOR
Pronesti Surveying, Inc.

PRONESTI SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
870 POMPTON AVENUE, SUITE B1
CEDAR GROVE, NJ 07009
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PROFESSIONAL LAND SURVEYOR
NJ LIC. No. 37605