

NOTES:

- FLOODWAY LIMIT AND 100 YEAR TIDAL FLOOD LIMIT AS SHOWN ON A CERTAIN MAP ENTITLED, "STATE OF NEW JERSEY, DEPARTMENT OF ENVIRONMENTAL PROTECTION, DIVISION OF WATER RESOURCES, DELINEATION OF FLOODWAY AND FLOOD HAZARD AREA, OVERPECK CREEK, STA. 70+25 TO STA. 139+00, VILLAGE OF RIDGEFIELD PARK, BOROUGH OF LEONIA, BOROUGH OF PALISADES PARK, BOROUGH OF RIDGEFIELD, BERGEN COUNTY" PLATE NO. DC-2, PREPARED BY URS COMPANY, INC., DATED JUNE 1982, REVISED 7/85.
- LINE DELINEATING HISTORIC MEAN HIGH WATER DIGITIZED FROM STATE OF NEW JERSEY, DEPARTMENT OF ENVIRONMENTAL PROTECTION MAP OF THE OVERPECK CREEK SHOWING "AREAS NOW OR FORMERLY BELOW MEAN HIGH WATER".
- HISTORIC MEAN HIGH WATER AND STATE TIDELANDS RELEASED BY NJDEP AND OUTCLAIMED UNTO SAFARGAR FAMILY, LLC AND TO THE HEIRS, SUCCESSORS AND ASSIGNS OF SAFARGAR FAMILY, LLC DEED BOOK 00772, PG. 0449-0454 AND DEED BOOK 00573, PAGE 0103-0109.

NOTES:

NOTE 1:

"CENTERLINE" AND NORTHERLY RIGHT OF WAY LINE ESTABLISHED IN ACCORDANCE WITH MAP ENTITLED:

"NEW JERSEY STATE HIGHWAY DEPT., GENERAL PROPERTY KEY MAP, ROUTES 5 & 6 (REV. OF 1927) SECTION 1, LITTLE FERRY TO PALISADES PARK, SHOWING EXISTING RIGHT OF WAY AND PARCELS TO BE ACQUIRED IN THE TOWNSHIP OF LOUIBORO OF LITTLE FERRY, VILLAGE OF RIDGEFIELD PARK - BORO. OF RIDGEFIELD AND BORO. OF PALISADES PARK, BERGEN COUNTY, DATED MARCH 17, 1928, FILED IN THE BERGEN COUNTY CLERKS OFFICE, JANUARY 21, 1930 AS SHEET 4 OF 6 OF FILED MAP NO. 2571.

"BASE LINE A" (FORMERLY CENTERLINE) AND ASBLT MONUMENTS SHOWN ON MAP ENTITLED:

"NEW JERSEY STATE HIGHWAY DEPARTMENT, GENERAL PROPERTY PARCEL MAP, ROUTE 6 (1927) SECTION 4-K, TEANACK ROAD TO GRAND AVENUE, SHOWING EXISTING RIGHT OF WAY & PARCELS TO BE ACQUIRED IN THE VILLAGE OF RIDGEFIELD PARK, BOROUGH OF RIDGEFIELD & BOROUGH OF PALISADES PARK, BERGEN COUNTY DATED FEBRUARY 1926, SHEET 4.

GENERAL NOTES:

- I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE & BELIEF THAT THE INFORMATION DEPICTED HEREON, BASED ON LOCAL MONUMENTATION, CORRECTLY REPRESENTS THE PHYSICAL CONDITIONS FOUND DURING A FIELD SURVEY EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE OR IN DOCUMENTATION SUPPLIED AT THE TIME OF THE SURVEY. SURVEY CERTIFICATIONS ARE NOT TRANSFERABLE TO SUCCESSOR OWNERS.
- SUBSURFACE AND SOIL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
- THIS SURVEY DOES NOT SHOW OR INTEND TO SHOW ANY UNRECORDED EASEMENTS, GRANTS OR RIGHT OF WAY.
- SURVEY IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS" NAAC 13:44-5.1.
- OFFSET DIMENSIONS SHOWN HEREON ARE NOT TO BE USED FOR ESTABLISHING PROPERTY LINES, SETBACK LINES, FOR CONSTRUCTION OF ANY TYPE OR ANY OTHER PURPOSES OTHER THAN FOR TITLE CLOSING.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.

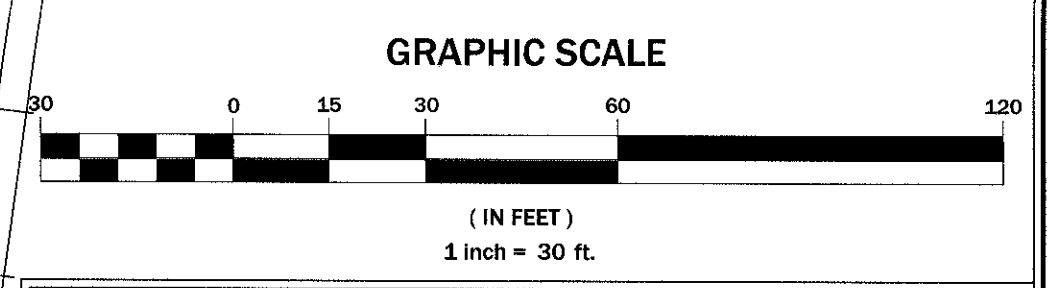
A WRITTEN WAIVER AND DECLARATION NOT TO SET CORNER MARKERS FOR LOTS 1, 2 & 3 IN BLOCK 601 AND LOT 2 IN BLOCK 501 IN THE BOROUGH OF RIDGEFIELD, AND LOT 3 IN BLOCK 506 IN THE BOROUGH OF PALISADES PARK, 92 ROUTE 46 WEST, RIDGEFIELD, NEW JERSEY HAS OBTAINED FROM ULTIMATE USER PURSUANT TO P.P.2003, c.140:45-8-36.3) AND N.J.A.C. 13:44-5.1(d).

SURVEY CERTIFIED TO:
SAFARGAR PROPERTIES, LLC

DEED REFERENCES

BOROUGH OF RIDGEFIELD
LOT 1 BLOCK 601
INDUSTRIAL LAND & DEVELOPMENT CO. TO MARK M. STARK (1945) DEED BK 3655 PG 238
STARK BROTHERS, INC. TO WILLIAM K. STARK (1986) DEED BK 7012 PG 241
DESCRIPTIONS INCLUDE LOTS 1 & 2, BLOCK 501 AND LOT 1, BLOCK 601
WILLIAM K. STARK TO METRO ASSETS L, LLC (2005) DEED BK 8991 PG 334
MORTGAGE BK 14798 PG 001
MORTGAGE BK 14948 PG 042
METRO ASSETS L, LLC TO SAFARGAR PROPERTIES, LLC (2009) DEED BK V191 PG 1137
LOT 1 BLOCK 501
WILLIAM K. STARK TO TURNPIKE V.L.P. ASSOCIATES (1986) DEED BK 7372 PG 342
LOT 2 BLOCK 601
INDUSTRIAL LAND & DEVELOPMENT CO. TO FEDERAL-PATER CO., INC. (1983) DEED BK 6731 PG 299 SECOND TRACT
FEDERAL-PATER CO., INC. TO FEDERAL PATER COMPANY (1986) DEED BK 7065 PG 116 SECOND TRACT
DEED BK 7065 PG 142 ASSIGNMENT OF INTEREST
MAS OF N.L. INC. TO SAFARGAR FAMILY, LLC (2004) DEED BK 8389 PG 606
SAFARGAR FAMILY, LLC TO SAFARGAR PROPERTIES, LLC (2012) DEED BK V938 PG 710
LOT 3 BLOCK 601
INDUSTRIAL LAND & DEVELOPMENT CO. TO FEDERAL-PATER CO., INC. (1983) DEED BK 6731 PG 299 FIRST TRACT
FEDERAL-PATER CO., INC. TO FEDERAL PATER COMPANY (1986) DEED BK 7065 PG 116 FIRST TRACT
DEED BK 7065 PG 142 ASSIGNMENT OF INTEREST
FEDERAL-PATER COMPANY (PARTNERSHIP) TO FEDERAL PATER COMPANY (LLC) (2005) DEED BK 8794 PG 110
FEDERAL PATER COMPANY (LLC) TO SAFARGAR FAMILY, LLC (2005) DEED BK 8794 PG 136
LEASE AGREEMENT TO GULF OIL CORPORATION (1951) BK 3053 PG 359
NOEP DEED NOTICE (2007) DEED BK 8469 PG 017
(2004) DEED BK 8719 PG 305
SAFARGAR FAMILY, LLC TO SAFARGAR PROPERTIES, LLC (2012) DEED BK V938 PG 710
LOT 2 BLOCK 501
METRO ASSETS L, LLC TO SAFARGAR PROPERTIES, LLC (2009) DEED BK V191 PG 1164
LOT 1, B01 BLOCK 601
METRO ASSETS L, LLC TO SAFARGAR PROPERTIES, LLC (2009) DEED BK V191 PG 1155
BOROUGH OF PALISADES PARK
LOT 3, BLOCK 506
STARK BROTHERS, INC. TO WILLIAM K. STARK (1986) DEED BK 7372 PG 342 TRACT II
METRO ASSETS L, LLC TO SAFARGAR PROPERTIES, LLC (2009) DEED BK V191 PG 1147

- N87°43'30"W 22.14'
- N06°04'26"E 33.24'
- N07°42'19"W 14.53'
- N21°11'37"W 42.29'
- N00°06'42"W 7.54'
- N17°47'42"E 22.44'
- N10°45'34"E 35.52'
- N07°28'06"W 71.74'
- N03°00'14"E 44.31'
- N11°22'21"W 84.26'
- N12°20'15"W 78.51'
- N09°58'41"W 26.51'
- N04°44'23"W 30.33'
- N10°54'01"E 98.33'
- N08°07'36"E 68.93'
- N11°59'53"E 17.43'
- N28°44'30"E 4.46'



C COSTA ENGINEERING CORPORATION
PROFESSIONAL ENGINEERS + SURVEYORS + PLANNERS
State of New Jersey Certificate of Authorization No. CA 236726
325 So. RIVER STREET - SUITE 302, HACKENSACK, N.J. 07601
TEL: (201) 481-0015 FAX: (201) 481-9122

ROBERT L. COSTA N.J. LIC. NO. 34702 & 4639
PROFESSIONAL ENGINEER AND PLANNER

SIGNED: _____ DATE: _____

DAVID JAMILKOWSKI NJ P.L.S. LIC. NO. 43296
PROFESSIONAL LAND SURVEYOR

SIGNED: _____ DATE: 7/18/16

DRAWING TITLE: SURVEY OF PROPERTY

PROJECT NAME: SAFARGAR PROPERTIES, LLC

LOCATION: BLOCK 601, LOTS 1, 2 & 3 AND BLOCK 501, LOT 2 BOROUGH OF RIDGEFIELD

ROUTE 46 WEST

BERGEN COUNTY, NEW JERSEY

PROJ. NO. 09-1882 SCALE: 1" = 30' DRAWN BY: swc

09/18/20	swc	DD	update as-built to current conditions
09/18/20	swc	DD	09/22/2020
REVISIONS			