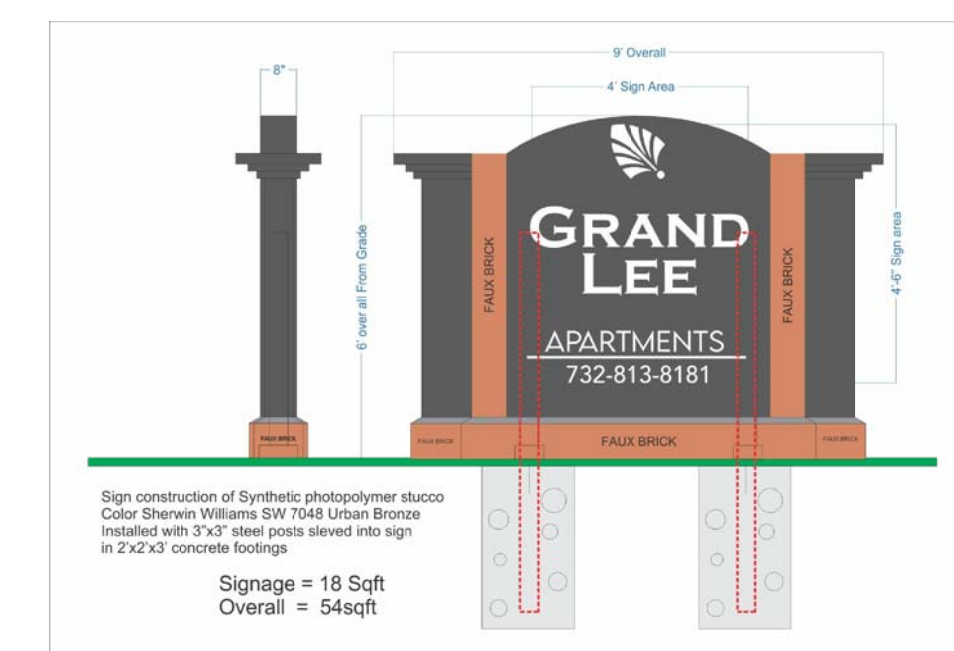


FLOOD INSURANCE RATE MAP
N.T.S.

VICINITY MAP
N.T.S.

ZONING SCHEDULE		
B MULTIPLE FAMILY DWELLING		
ITEM-SIGN	ALLOWED	EXISTING
MAX. TOTAL SIGN AREA (S.F.)		54
MAX. HEIGHT (FT.)		6
MAX. LENGTH (FT.)		9
MAX AMOUNT OF SIGNS PER BUILDING		1

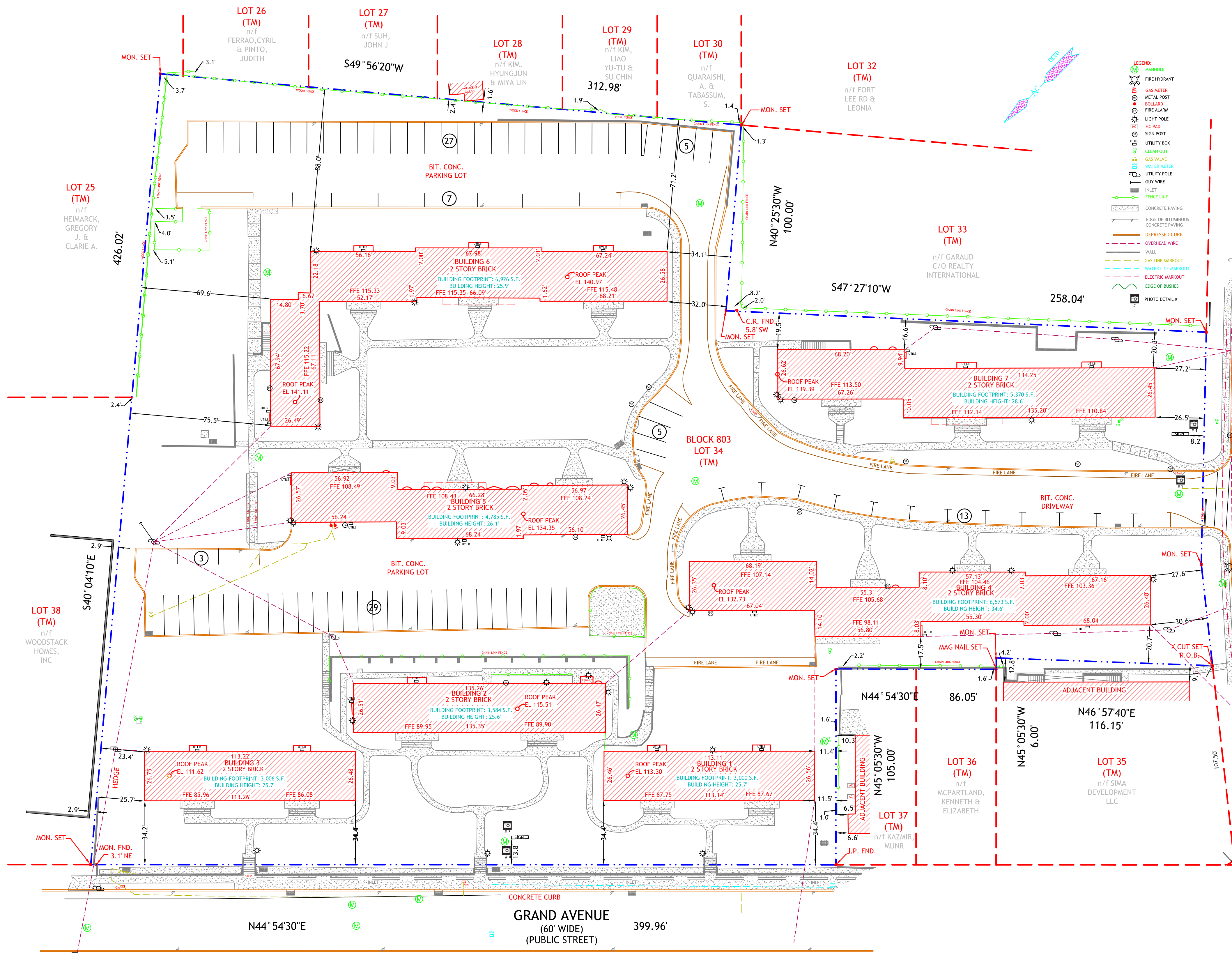
NO GROUND SIGNS INDICATED IN BOROUGH OF LEONIA ORDINANCE TO BE PERMITTED IN THE B ZONE



EXISTING MONUMENT GROUND SIGN

ALTA NOTES:

- THE SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE PREMISES.
- GAS & ELECTRIC UTILITIES SERVING THE PREMISES ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD & THAT EXCEPT AS SHOWN THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ACROSS THE SAID PREMISES.
- THAT THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN A COMMITMENT FROM MADISON TITLE AGENCY, LLC AS AGENT FOR STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. MTMJ-183999, DATED OCTOBER 1, 2022, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT, OR EASEMENTS WHICH THE UNDERSIGNED HAS BEEN ADVISED OR HAS KNOWLEDGE, HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY.
- THERE ARE VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY & ENCROACHMENTS ONTO ADJOINING PROPERTIES. CONSTRUCTION DEBRIS ENCROACHING ONTO THE SUBJECT PROPERTY ALONG THE NORTHEASTERLY LINE. A FENCE BEGINS ON THE SUBJECT PROPERTY AND EXTENDS BEYOND AT THE EASTERNMOST CORNER OF THE PROPERTY. ALONG THE SOUTHEASTERLY LINE A FENCE STARTS OFF, COMES ON, AND GOES OFF AGAIN.
- SAID PROPERTY IS LOCATED BY GRAPHIC PLOTTING ONLY WITHIN AN AREA HAVING A ZONE DESIGNATION "ZONE X" WITH NO BASE FLOOD ELEVATION ON FLOOD INSURANCE RATE MAP NO. 34003C0276H PANEL 0276 H WITH A DATE OF IDENTIFICATION OF AUGUST 28, 2019, FOR THE BOROUGH OF LEONIA, BERGEN COUNTY, NJ, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- THE PROPERTY HAS FRONTAGE AND ACCESS TO GRAND AVENUE & FORT LEE ROAD (FORMERLY CENTRAL AVENUE) WHICH ARE DULY DEDICATED PUBLIC ROWS (ACCESS MAY BE LIMITED BY STATE, COUNTY & MUNICIPAL REGULATIONS).
- THERE ARE 88 REGULAR STRIPED PARKING SPACES AND 1 HANDICAPPED PARKING SPACES OUTDOORS ON THE SAID LOT SHOWN HEREON.
- ALTA TABLE A ITEM 6A & 6b CLEARPOINT SERVICES IS NOT IN RECEIPT OF A ZONING REPORT.
- THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE IS NO OBSERVED EVIDENCE ANY CHANGES IN STREET RIGHT OF WAY LINES, SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL AND CEMETERIES & BURIAL GROUNDS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY, IF ANY, ENCROACHMENTS, WETLANDS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GROUND.
- PROPERTY SUBJECT TO DOCUMENTS OF RECORD; NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF N.J. AS TRULY OWNED.
- NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE LAND SURVEYOR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION, WHETHER DIRECTLY OR INDIRECTLY, OR FOR ANY MATTER SET FORTH IN A SURVEY AFFIDAVIT.
- ONLY COPIES FROM THE ORIGINAL SURVEY MARKED WITH AN ORIGINAL PROFESSIONAL LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED VALID COPIES.
- SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE N.J. STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYORS SEAL IS ILLEGAL AND PUNISHABLE BY LAW.
- OFFSETS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR ANY CONSTRUCTION OF PERMANENT STRUCTURES I.E. BUILDINGS, SHEDS, FENCES, ETC.



124.43'
FORT LEE ROAD
(FORMERLY CENTRAL AVENUE)
(VARIED WIDTH)
(PUBLIC STREET)

124.43'
N43°51'00"W
54.91'

N51°26'00"W
54.91'

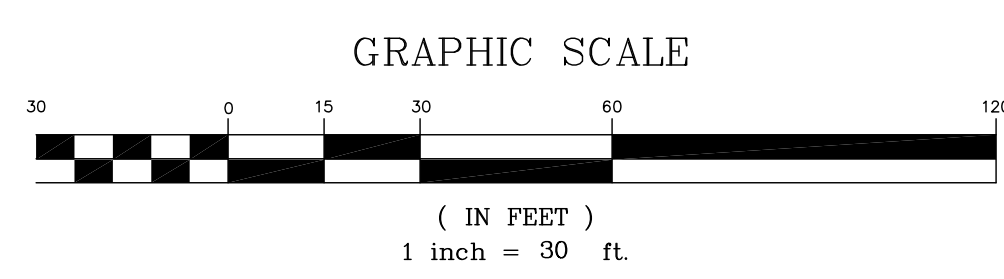


PHOTO DETAIL #1



PHOTO DETAIL #2



PHOTO DETAIL #3



PHOTO DETAIL #4

DESCRIPTION:
BEING KNOWN AS LOT 34 IN BLOCK 803 AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF LEONIA, BERGEN COUNTY, NEW JERSEY.

CERTIFIED TO:
GRAND LEE 2023 LLC,
SHEM CREEK LEONIA LLC, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR;
STEWART TITLE GUARANTY COMPANY;
MADISON TITLE AGENCY, LLC.

ALAN R. BOETTGER		SIGN PLAN PREPARED FOR -LOT 34 - BLOCK 803- SITUATED IN THE BOROUGH OF LEONIA, BERGEN COUNTY, NEW JERSEY
JOB NO. 18-31059-02	SCALE 1"=30'	DATE: 09-28-2023
SHEET 1 OF 1		PA - MN