

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 08/29/2019 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE RECREATION ACT AND THAT THE OUTBOUND CORNERS AS SHOWN HAVE BEEN OR WILL BE SET.

Craig Black
 CRAIG BLACK
 PROFESSIONAL ENGINEER AND LAND SURVEYOR
 N.J. LICENSE NO. 246084257400

GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 - ALTA/NPS LAND TITLE SURVEY
 - DYNAMIC SURVEY, LLC
 - 1504 MAIN STREET
 - LAKE COMO, NJ 07719
 - SURVEYOR FILE NO: 2340-99-0085
- APPLICANT: 1204 PARK AVENUE ASSOCIATES, LLC
- OWNER: MUHLBERG HOSPITAL - C/O TSEMBERIS
- PARCEL DATA: BLOCK 729, LOT 1
- ZONE: PARK AVENUE GATEWAY REDEVELOPMENT PLAN (PAGRP)
- EXISTING LOT AND BLOCK NUMBERS SHOWN HEREON ARE BASED ON THE TAX MAP OF THE CITY OF PLAINFIELD, UNION COUNTY, NEW JERSEY, SHEET NO. 97.
- OUTBOUND SURVEY INFORMATION OBTAINED FROM MAP REFERENCE NO. 1 (LISTED HEREON)
- HORIZONTAL DATUM - IS BASED ON DEED BOOK 1439, PAGE 303, DEED BOOK 1439, PAGE 305, DEED BOOK 1490, PAGE 191, DEED BOOK 2265, PAGE 259, DEED BOOK 2850, PAGE 339, DEED BOOK 2861, PAGE 752, DEED BOOK 2865, PAGE 227, DEED BOOK 2876, PAGE 659, DEED BOOK 2905, PAGE 856 AND DEED BOOK 3029, PAGE 386. COORDINATE VALUES SHOWN HEREON ARE MAD 83, BASED ON GPS FIELD OBSERVATION PERFORMED BY DYNAMIC SURVEY, LLC ON JULY 30, 2019.
- SCHEDULE OF ZONING REQUIREMENTS (§ SCHEDULE B) (PAGRP#4.3)

ZONE REQUIREMENT	PAGRP	EXISTING	PROPOSED LOT A	PROPOSED LOT B
MINIMUM LOT AREA	43,560 SF	2,908 AC (126,673 SF)	1,497 AC (65,228 SF)	1,411 AC (61,445 SF)
MINIMUM LOT WIDTH	277'	460'	277'	219'
MINIMUM FRONT YARD SETBACK (PARK AVENUE)	20'	194.1'	N/A	194.2'
MINIMUM FRONT YARD SETBACK (RANDOLPH ROAD)	20'	397.6'	N/A	N/A
MINIMUM FRONT YARD SETBACK (LARAMIE ROAD)	20'	78.0'	N/A	78.0'
MINIMUM REAR YARD SETBACK	35'	1.6' (E)	N/A	29.6' (N)
MINIMUM SIDE YARD SETBACK	20'	N/A	N/A	1.6' (N)
MINIMUM COMBINED SIDE YARD SETBACK	40'	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT	55'	<55'	N/A	<55'
MAXIMUM PERCENT BUILDING COVERAGE	70%	2.5%	N/A	5.4%
MAXIMUM PERCENT TOTAL LOT COVER	90%	85.8%	88.0%	86.7%
MINIMUM COMMON OPEN SPACE	10%	14.2%	12.0%	13.3%
MINIMUM FAR (FLOOR AREA RATIO)	2.75	0.025	N/A	0.054

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-COMFORMANCE (N): VARIANCE

LOT 1 SURVEY LEGAL DESCRIPTION

BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTHERLY SIDELINE OF RANDOLPH ROAD (60' WIDE ROW PER TAX MAP) AND THE WESTERLY SIDELINE OF PARK AVENUE (A.K.A. COUNTY ROUTE 531) (66' WIDE ROW PER TAX MAP); THENCE RUNNING

- SOUTH 27 DEGREES 57 MINUTES 28 SECONDS EAST, ALONG SAID WESTERLY SIDELINE OF PARK AVENUE, A DISTANCE OF 40.42 FEET TO A POINT IN SAME; THENCE
- SOUTH 11 DEGREES 14 MINUTES 00 SECONDS EAST, STILL ALONG SAID WESTERLY SIDELINE, A DISTANCE OF 284.95 FEET TO A POINT IN SAME, WHERE IT IS INTERSECTED WITH THE NORTHERLY SIDELINE OF LARAMIE ROAD (60' WIDE ROW PER TAX MAP); THENCE
- SOUTH 85 DEGREES 47 MINUTES 00 SECONDS WEST, ALONG SAID NORTHERLY SIDELINE, A DISTANCE OF 248.73 FEET TO A POINT IN SAME, WHERE IT IS INTERSECTED WITH THE DIVISION LINE BETWEEN LOT 1 AND LOT 2, BLOCK 729; THENCE
- NORTH 04 DEGREES 36 MINUTES 00 SECONDS WEST, ALONG THE DIVISION LINE BETWEEN LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 AND 13, BLOCK 729, A DISTANCE OF 601.74 FEET TO A POINT ON THE SOUTHERLY SIDELINE OF RANDOLPH ROAD; THENCE
- SOUTH 88 DEGREES 10 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHERLY SIDELINE, A DISTANCE OF 170.13 FEET TO THE POINT AND PLACE OF BEGINNING; THENCE CONTAINING: 126,673 SF, 2,908 AC.

PROPOSED LOT 'A' LEGAL DESCRIPTION

BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTHERLY SIDELINE OF RANDOLPH ROAD (60' WIDE ROW PER TAX MAP) AND THE WESTERLY SIDELINE OF PARK AVENUE (A.K.A. COUNTY ROUTE 531) (66' WIDE ROW PER TAX MAP); THENCE RUNNING

- SOUTH 27 DEGREES 57 MINUTES 28 SECONDS EAST, ALONG SAID WESTERLY SIDELINE OF PARK AVENUE, A DISTANCE OF 40.42 FEET TO A POINT IN SAME; THENCE
- SOUTH 11 DEGREES 14 MINUTES 00 SECONDS EAST, STILL ALONG SAID WESTERLY SIDELINE, A DISTANCE OF 284.95 FEET TO A POINT IN SAME, WHERE IT IS INTERSECTED WITH THE NORTHERLY SIDELINE OF LARAMIE ROAD (60' WIDE ROW PER TAX MAP); THENCE
- SOUTH 85 DEGREES 24 MINUTES 00 SECONDS WEST, ALONG SAID PROPOSED DIVISION LINE, A DISTANCE OF 218.00 FEET TO A POINT IN SAME, WHERE IT IS INTERSECTED WITH THE DIVISION LINE BETWEEN PROPOSED LOT A AND EXISTING LOT 7, BLOCK 729; THENCE
- NORTH 04 DEGREES 36 MINUTES 00 SECONDS WEST, ALONG THE DIVISION LINE BETWEEN PROPOSED LOT A AND EXISTING LOTS 7, 8, 9, 10, 11, 12 AND 13, BLOCK 729, A DISTANCE OF 550.92 FEET TO A POINT ON THE SOUTHERLY SIDELINE OF RANDOLPH ROAD; THENCE
- SOUTH 88 DEGREES 10 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHERLY SIDELINE, A DISTANCE OF 170.13 FEET TO THE POINT AND PLACE OF BEGINNING; THENCE CONTAINING: 65,228 SF, 1,497 AC.

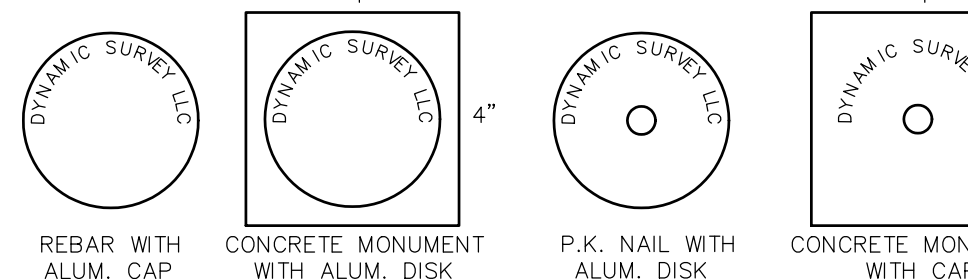
PROPOSED LOT 'B' LEGAL DESCRIPTION

BEGINNING AT A POINT AT THE INTERSECTION OF THE WESTERLY SIDELINE OF PARK AVENUE (A.K.A. COUNTY ROUTE 531) (66' WIDE ROW PER TAX MAP) AND THE WESTERLY SIDELINE OF RANDOLPH ROAD (60' WIDE ROW PER TAX MAP); THENCE RUNNING

- SOUTH 11 DEGREES 14 MINUTES 00 SECONDS EAST, STILL ALONG SAID WESTERLY SIDELINE, A DISTANCE OF 284.95 FEET TO A POINT IN SAME, WHERE IT IS INTERSECTED WITH THE NORTHERLY SIDELINE OF LARAMIE ROAD (60' WIDE ROW PER TAX MAP); THENCE
- SOUTH 85 DEGREES 47 MINUTES 00 SECONDS WEST, ALONG SAID NORTHERLY SIDELINE, A DISTANCE OF 248.73 FEET TO A POINT IN SAME, WHERE IT IS INTERSECTED WITH THE DIVISION LINE BETWEEN PROPOSED LOT B AND EXISTING LOT 2, BLOCK 729; THENCE
- NORTH 04 DEGREES 36 MINUTES 00 SECONDS WEST, ALONG THE DIVISION LINE BETWEEN PROPOSED LOT B AND EXISTING LOTS 2, 3, 4, 5, 6 AND 7, BLOCK 729, A DISTANCE OF 262.52 FEET TO A POINT IN THE PROPOSED DIVISION LINE BETWEEN PROPOSED LOTS A AND B, BLOCK 729; THENCE
- NORTH 85 DEGREES 24 MINUTES 00 SECONDS EAST, ALONG SAID PROPOSED DIVISION LINE, A DISTANCE OF 218.00 FEET TO THE POINT AND PLACE OF BEGINNING; THENCE CONTAINING: 61,445 SF, 1,411 AC.

MAP REFERENCES

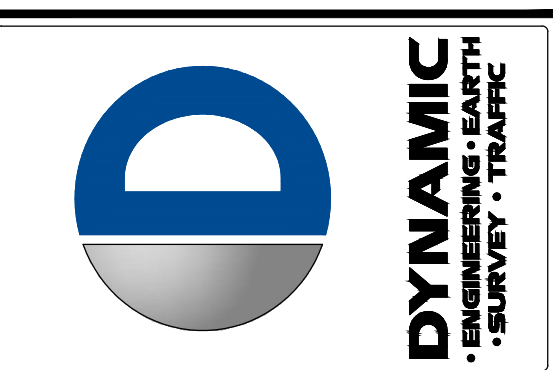
- A PLAN ENTITLED "ALTA/NPS LAND TITLE SURVEY, METRO REAL ESTATE COMPANIES, EXISTING CONDITIONS, BLOCK 729, LOT 1, 1204-46 PARK AVENUE, CITY OF PLAINFIELD, UNION COUNTY, NEW JERSEY, PREPARED BY DYNAMIC SURVEY, LLC, DATED AUGUST 29, 2019 AND REVISED THROUGH "SUPPLEMENTARY AND FINAL SITE PLAN FOR 1204 PARK AVENUE ASSOCIATES, LLC, PROPOSED OVERPHARMACY, BLOCK 729, LOT 1, TAX MAP SHEET #97 - LATEST EDITION, DATED 03-24-87, PARK AVENUE (CR 531) & RANDOLPH ROAD, CITY OF PLAINFIELD, UNION COUNTY, NEW JERSEY, PREPARED BY DYNAMIC ENGINEERING, DATED SEPTEMBER 12, 2019.
- A PLAN ENTITLED "NEW JERSEY DEPARTMENT OF TRANSPORTATION, GENERAL PROPERTY PARCEL MAP, PARK AVENUE AT RANDOLPH ROAD, SHOWING EXISTING RIGHT OF WAY AND PARCELS TO BE ACQUIRED IN THE CITY OF PLAINFIELD, COUNTY OF UNION, SHEET 3 OF 4, DATED NOVEMBER 1978.



CORNER MARKER DETAIL
N.T.S.

200' CERTIFIED PROPERTY OWNERS LIST

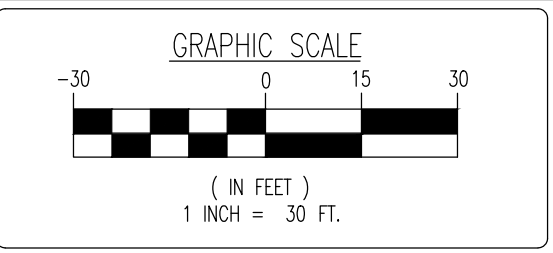
PROPERTY OWNER	BLOCK	LOT
MUHLBERG HOSPITAL - C/O TSEMBERIS, N.J. 07820	FLOOR 13	38.04, 38.05
TAYLOR, EDITH	30	23
ARMSTRONG, EVELYN M	725	15
DEUTSCHE BANK NATIONAL TRUST CO.	725	16
GREATER PLFD HABITAT FOR HUMANITY	725	17
RAYBURN, KISCHA	725	18
MINER, MELODY - MINER, BARBARA	725	19
VASQUEZ, SONIA A	725	20
FINE, ANKITO A & SOUZA, CARLA B	725	21
SIMON, CLIFFORD	725	22
WILSON, RONALD & THOMAS, STEPHANIE	729	2
GRSALES, LUIS CARLOS & BEATRIZ E	729	3
REDFERN, WILLIAM W	729	4
BONILLA-MARAVILLA, MANUELA A	729	5
THOMPSON, RICHARD & BRAHAM, FRANCINE	729	6
US BANK TRUST N A TR C/O RESCAP	729	7
PICKETT, KENNETH L	729	8
REYES, JAME	729	9
JACKSON, ARVIS	729	10
WILLIAMS, VIRGIL	729	11
GRSALES, LUIS & BEATRIZ	729	12
BELL, WAYNE & AUDREY BOWEN	729	13
SOK REALTY LLC	730	15
MOORE, MARC	730	16
WIDLETON, HATTIE L	730	17
GRSALES, LUIS & BEATRIZ	730	18
BURRELL, ALVIN & ANCKLE, SIMONE	730	19
ANANDKUMAR, RATHINAVELU & VENKATATA	730	20
COLLA, STEPHANIE	730	21
TALUS REALTY, LLC C/O DR R CORBIN	730	22
GAMBOA, JOSE & CECILIA	730	23
HAWKINS, TIMOTHY & JERI	806	5
BUTTERFIELD, NATHAN H & ABIGAIL C	806	6
OCALO, PAUL L & MARY	806	7
ALDER, EDWARD A MD	806	8
	806	9



NO.	DATE	REVISION	REASON	BY
1.	5/07/20		REVISION PER UPDATED ZONING REQUIREMENTS	CLK

SURVEY LEGEND:

- (MR) MAP REFERENCE
- (DR) DEED REFERENCE
- (S) SURVEY
- (BOS) BOTTOM OF STRUCTURE
- (TOS) TOP OF STRUCTURE
- (AKA) ALSO KNOWN AS
- (FKA) FORMERLY KNOWN AS
- (C/L) CENTERLINE
- < 0.00 SPOT ELEVATIONS
- > 0.00 GUTTER ELEV.
- < 10.00 TOP OF CURB ELEV.
- < 10.00 FRESH FLOOR ELEV.
- < 10.00 GARAGE FLOOR ELEV.
- < 10.00 BOTTOM OF WALL ELEV.
- < 10.00 TOP OF WALL ELEV.
- > 10.00 WATER SURFACE ELEV.
- CONC. MONUMENT FND
- CONC. MONUMENT SET
- LP / LB. SET
- STATE TIE
- STAKE SET
- PK NAIL FND
- PK NAIL SET
- DRILL HOLE FND
- DRILL HOLE SET
- SURVEY STONE FND
- SURVEY CAP FND
- CROSS CUT FND
- CROSS CUT SET
- P.O.B. POINT OF BEGINNING



DYNAMIC SURVEY, LLC

BOUNDARY & TOPOGRAPHIC SURVEY • FINAL SURVEYS
 HYDROGRAPHIC SURVEY • CONSTRUCTION STAKEOUT
 ALTA/NPS LAND TITLE • FOUNDATION LOCATION

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www.dynamiccc.com

PROJECT:
1204 PARK AVENUE ASSOCIATES, LLC
 BLOCK 729, LOT 1
 PARK AVENUE (CR 531) & RANDOLPH ROAD
 CITY OF PLAINFIELD
 UNION COUNTY, NEW JERSEY

CRAIG BLACK
Craig Black
 PROFESSIONAL ENGINEER &
 LAND SURVEYOR
 NEW JERSEY LICENSE NO. 246084257400

Only copies from the original of these certifications marked with an original of the land survey's embossed seal shall be considered to be valid copies. Signatures and embossed seals 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 herein shall not apply to the person for whom the certification is prepared, and on his behalf to the title company, governmental agency and lending institution listed herein. Certifications are not transferable to additional institutions or subsequent owners. Unauthorised 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:
MINOR SUBDIVISION

PROJECT NO: 2340-99-0085
 SCALE: 1"=30'
 DATE: 02/21/2020

SHEET NO: **1** OF 1
 DRAWN BY: CLK
 FIELD BY: BFB/JRC
 CHECKED BY: CB
 REV. #:

Plotted: 05/07/20 - 3:58 PM, By: clkmas
 File: V:\SURVEY PROJECTS\2340 Metro Real Estate Companies\99-0085 Plainfield Dwg\S2340990085M1.dwg
 24x36 Vertical Titleblock