



**KEY MAP**  
N.T.S.

**NOTES, certification continued:**  
1. BOUNDARIES SHOWN ARE THE RESULT OF AN ACTUAL FIELD SURVEY BASED ON AVAILABLE MAPS, RECORDS OF RECORDS AND PHYSICAL EVIDENCE. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORDS, PLANS, DEEDS, AND DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO LOT 8 SHOWN HEREON WAS GAINED FROM TITLE COMPANY RECORDS ON AUGUST 22, 2007. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE REFERENCED COMMENTARY:

ITEM NO.	COMMENT
9	DB E46, PG 74, DB E51, PG 85, DB F51, PG 897 - SANITARY SEWER EASEMENT "A" AS SHOWN
10	DB F52, PG 192 - UTILITY EASEMENT NOT APPLICABLE / TRACT 1
11	DB B3, PG 472 - PLOTTED AS SHOWN
12	DB Y4, PG 338 - PLOTTED AS SHOWN
13	DB U129, PG 83 - 8 MONITORING WELLS LOCATED IN FLOOD PLAN AS SHOWN
13	DB V129, PG 485 - UNABLE TO DETERMINE LOCATIONS OF TEST PITS

2. A WRITTEN WAIVER AND DIRECTION TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 17:27A.161.  
3. ANY ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.  
4. LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON AVAILABLE AS-BUILT RECORDS, UTILITY APPURTENANCES AND ACCESSIBLE MANHOLES. THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED BY DIGGING TEST HOLES PRIOR TO ANY DESIGN OR CONSTRUCTION. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.  
5. BY GRAPHICAL PLOTTING ONLY, SITE IS LOCATED WITHIN ZONE A, ZONE B AND ZONE AB AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 34400 0001 C, EFFECTIVE DATE AUGUST 20, 1982, (BASE FLOOD ELEVATION 14.00').  
6. VERTICAL DATUM BASED ON NAVD 83. A STANDARD DISK, STAMPED Q 14 RESET, 1949, LOCATED ON THE SOUTH ABUTMENT OF THE WAGARAW ROAD BRIDGE OVERPASS OF CONRAIL, IN THE TOP OF THE VINGWALL, ELEVATION OF 51.44', (CONVERSION OF -1.15' TO NAVD83) HORIZONTAL DATUM BASED ON NAD 83, VIA GLOBAL POSITIONING SYSTEMS (GPS). THE GEOGRAPHIC AND STATE PLANE COORDINATES WERE OBTAINED USING RTK DUAL FREQUENCY GPS, SINS, RECEIVERS AND HAVING A POSITIONAL TOLERANCE LESS THAN 1 CM AT THE 95% CONFIDENCE LEVEL. REFERENCE MONUMENTS PROVIDED BY MULTIPLE RETRIEVAL VIRTUAL BASE STATIONS OBSERVED ON SEPTEMBER 13, 2011.

**DETAILED SURVEY MARKER**  
BERTIN 43233  
SET IN ACCORDANCE WITH N.J.A.C. 17:27A.161 (19' IRON REBAR SET WITH PLASTIC IDENTIFICATION CAP)  
O = DENOTES CORNER MARKER SET

**SURVEYOR'S DESCRIPTION**  
THIS SURVEY IS A SURVEY OF THE SOUTHERLY SIDE LINE OF WAGARAW ROAD, BEING 60 FEET WIDE, WHERE THE SAME IS INTERSECTED BY THE WESTERLY SIDE LINE OF MAY STREET AS PRODUCED AND EXTENDED SOUTHERLY ACROSS SAID WAGARAW ROAD AND RUNNING THERE. THE SURVEY BEGINS AT A POINT ON THE WESTERLY SIDE LINE OF MAY STREET, 261.49 FEET TO A CORNER, THENCE  
1. ALONG SAID SOUTHERLY SIDE LINE OF WAGARAW ROAD NORTH 75°17'12" EAST A DISTANCE OF 235.08 FEET TO A BEND POINT, THENCE  
2. SOUTHERLY 1°15'00" WEST A DISTANCE OF 12.48 FEET TO A POINT ON THE WESTERLY LINE OF TRACT 1 OF THE WESTERN RAILWAY R.O.W.; THENCE  
3. SOUTH 0°49'48" EAST A DISTANCE OF 23.17 FEET, THENCE  
4. NORTH 80°10'12" EAST TO A POINT ON THE WESTERLY LINE OF TRACT 1 OF THE WESTERN RAILWAY R.O.W.; THENCE  
5. SOUTHERLY 1°15'00" WEST A DISTANCE OF 12.48 FEET TO A POINT ON THE WESTERLY SIDE LINE OF MAY STREET, 261.49 FEET TO A CORNER, THENCE  
6. SOUTH 30°12'12" WEST A DISTANCE OF 50.00 FEET TO A POINT ALONG THE PASSAIC RIVER, THENCE  
7. SOUTH 20°29'32" WEST A DISTANCE OF 13.11 FEET, THENCE  
8. NORTH 0°14'00" WEST A DISTANCE OF 100.00 FEET TO THE POINT AND PLACE OF BEGINNING.

**REFERENCES**  
1. A CERTAIN MAP ENTITLED, "MAP OF SURVEY AT LOT 8 - BLOCK 12, WAGARAW ROAD, SITUATED IN THE BOROUGH OF HAWTHORNE, PASSAIC COUNTY, NEW JERSEY, PREPARED BY MURPHY & HOLLOWAY ASSOCIATES, INC. AND DATED FEBRUARY 3, 2006.  
2. A CERTAIN MAP ENTITLED, "AS BUILT SITE PLAN, WETLANDS MITIGATION MONITORING REPORT - FORMER CALSON CORP. METALSAULTS CORP. WAGARAW ROAD", SITUATED IN THE BOROUGH OF HAWTHORNE, PASSAIC COUNTY, NEW JERSEY, PREPARED BY ARECON LTD. AND DATED OCTOBER 13, 2008.  
3. ZONE A, B AND ZONE AB FLOOD HAZARD MAP, PASSAIC COUNTY, NEW JERSEY, PREPARED BY MELO ENGINEERING ASSOCIATES, INC. AND DATED DECEMBER 13, 2000.  
4. A CERTAIN MAP ENTITLED, "STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, DIVISION OF WATERS RESOURCES, DELINEATION OF FLOODWAY AND FLOOD HAZARD AREA, PASSAIC RIVER AND GOFFLE BROOK STA. 1178 + 00 TO 1284 + 00, STA 0 + 00 TO 32 + 00, BOROUGH OF HAWTHORNE AND BOROUGH OF PROSPECT PARK, PASSAIC COUNTY, NEW JERSEY, MAPPING PREPARED BY GEO AERIAL MAPPING, INC. AND DATED MARCH OF 1996. ALSO PREPARED BY TIPPETS/ABETH/MCCARTHY/STRATTON, ENGINEERS AND ARCHITECTS AND DATED 1978.  
5. TAX MAP OF BOROUGH OF HAWTHORNE, SHEET NO. 2.

**LEGEND**  
WOODS LINE  
STORM/SANITARY PIPE  
WETLAND MITIGATION MARKER  
WETLAND FLAG  
MONITORING WELL  
JUNCTION BOX  
CEMETERIAL TREE  
SPOT SHOT  
12.5'

**TRAFFIC SIGNALS**  
WOOD FENCE  
CHAIN LINK FENCE  
OVERHEAD WIRE  
WATER LINE  
GAS LINE  
TELEPHONE LINE  
ELECTRIC LINE  
SANITARY LINE  
CONTOUR LINE  
SPOT SHOT

**ITEM No. 9**  
EASEMENT "A" CENTERLINE SEWER EASEMENT DEED BOOK Y54, PAGE 336 TOTAL AREA = 1095.7 SQ. FT.

**ITEM No. 12**  
20' WIDE TRANSCONTINENTAL PIPELINE EASEMENT DEED BOOK Y54, PAGE 336 TOTAL AREA = 1095.7 SQ. FT.

**CONCRETE MONUMENT FOUND**  
As Per Field Location (See Notes 3, 2007)



**GENERAL NOTE:**  
THE STATE OF NEW JERSEY HAS DETERMINED THAT ALL OR A PORTION OF THIS LOT LIES IN A FLOOD HAZARD AREA AND IS THEREFORE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SAME IS PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A PERMIT. CONTACT THE DIVISION OF LAND USE AND PLANNING AT (908) 777-6666 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ON SITE.

**FLOOD HAZARD AREA NOTES:**  
1. TOPOGRAPHY BASED ON N.G.V.D. 1929 DATUM.  
2. FLOOD HAZARD ELEVATION = 46.0 AS DETERMINED BY METHOD 1 (N.J.A.C. 7:18-3.3).

**WETLANDS WATER BOUNDARY**  
180431-1041 (FORMER 1448000) DATED MARCH 18, 2009, L.O.L.

**WETLANDS TRANSITION:**  
WETLANDS BUFFER

**REAR YARD SETBACK:**  
75' REAR YARD SETBACK

**100 YEAR FLOOD LINE:**  
44' CONTOUR

**30' SIDE YARD SETBACK:**  
30' SIDE YARD SETBACK

**ADJOINING TRACTOR TRAILER LOT:**  
NOT ACCESSIBLE FOR FIELD SURVEY

**GRAPHIC SCALE**  
(IN FEET)  
1 Inch = 40 ft

**REV. NO. 5** ADD ADDITIONAL FLOOD HAZARD AREA  
**REV. NO. 4** ADD ADDITIONAL CERTIFICATIONS  
**REV. NO. 3** DESCRIPTION: ADD FLOOD HAZARD AREA NOTE 3, REVISE GENERAL NOTE  
**REV. NO. 2** DESCRIPTION: ADD FLOOD HAZARD AREA NOTE 3, REVISE GENERAL NOTE  
**REV. NO. 1** DESCRIPTION: ADD BEARINGS & DISTANCES FOR FIA

**ADJACENT TRACTOR TRAILER LOT:**  
NOT ACCESSIBLE FOR FIELD SURVEY

**P.O.B. (6/19/07)**  
N7370427  
E887683

**UTILITY AGENCIES**  
N.J. & N.Y. MARINE LINE CONRAIL  
COOPERSTOWN, N.Y. 13328  
(515) 265-2000 / CORPORATE HEADQUARTERS  
WAGARAW ROAD  
401 GRAND STREET, ROOM 500 PATTERSON, N.J. 07956-2023  
(973) 998-4040  
PESCO CO.  
80 PARK PLAZA, 700 NEWARK, N.J. 07102  
(973) 430-7000  
PASSAIC VALLEY WATER COMMISSION  
CLIFTON, N.J. 07011  
(973) 340-4300  
CABLE VISION  
OAKLAND, N.J. 07046  
(973) 998-3417  
VERIZON  
BIRINGTON, N.J. 07111  
(973) 840-9500

**ALTA / ACSM LAND TITLE SURVEY**  
OF  
204 WAGARAW ROAD  
LOT 8 IN BLOCK 12  
BOROUGH OF HAWTHORNE COUNTY OF PASSAIC, N.J.

PREPARED FOR  
**204 WAGARAW ROAD, L.L.C.**

**BERTIN ENGINEERING**

DATE: SEPTEMBER 30, 2011  
SCALE: 1"=40'  
FILE NO.: 11-235C  
DWG NO.: SV-1

FIELD DATE: 09/13/2011  
FIELD CREW: M.R. P.A.P. J.D.  
CERT. OF AUTH.: GA28068900  
DRAWN: P.A.P.  
CHECKED: M.R.  
REV. NO.: 5

CERTIFIED TO:  
204 WAGARAW ROAD, L.L.C. STEWART TITLE GUARANTEE COMPANY, WALL-MART STORES EAST, LP, SCARINCH HOLLENBECK.  
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS" FOR LAND SURVEYS, ONLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. FURTHER CERTIFIES THAT IN HIS PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEW JERSEY, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.  
THE BOUNDARY SHOWN ON THIS PLAN MATHEMATICALLY CLOSES IN ACCORDANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY BOUNDARY SURVEY ADOPTED BY THE BOARD OF DIRECTORS OF THE NEW JERSEY SOCIETY OF PROFESSIONAL LAND SURVEYORS. CLOSURE EXCEEDS 10.0000.

**MILOSLAV REHAK**  
N.J. PROFESSIONAL LAND SURVEYOR  
NO. 43233