

Entered according to act of Congress, in the year 1881, by
SPIELMANN & BRUSH,
In the office of the Librarian of Congress at Washington, D. C.

This is to certify that this Map is a true and correct copy of the Official Map No. 369 as the same is on file in my office, scale reduced.

W. M. Prichard
Register

NOTES BY SPIELMANN & BRUSH.

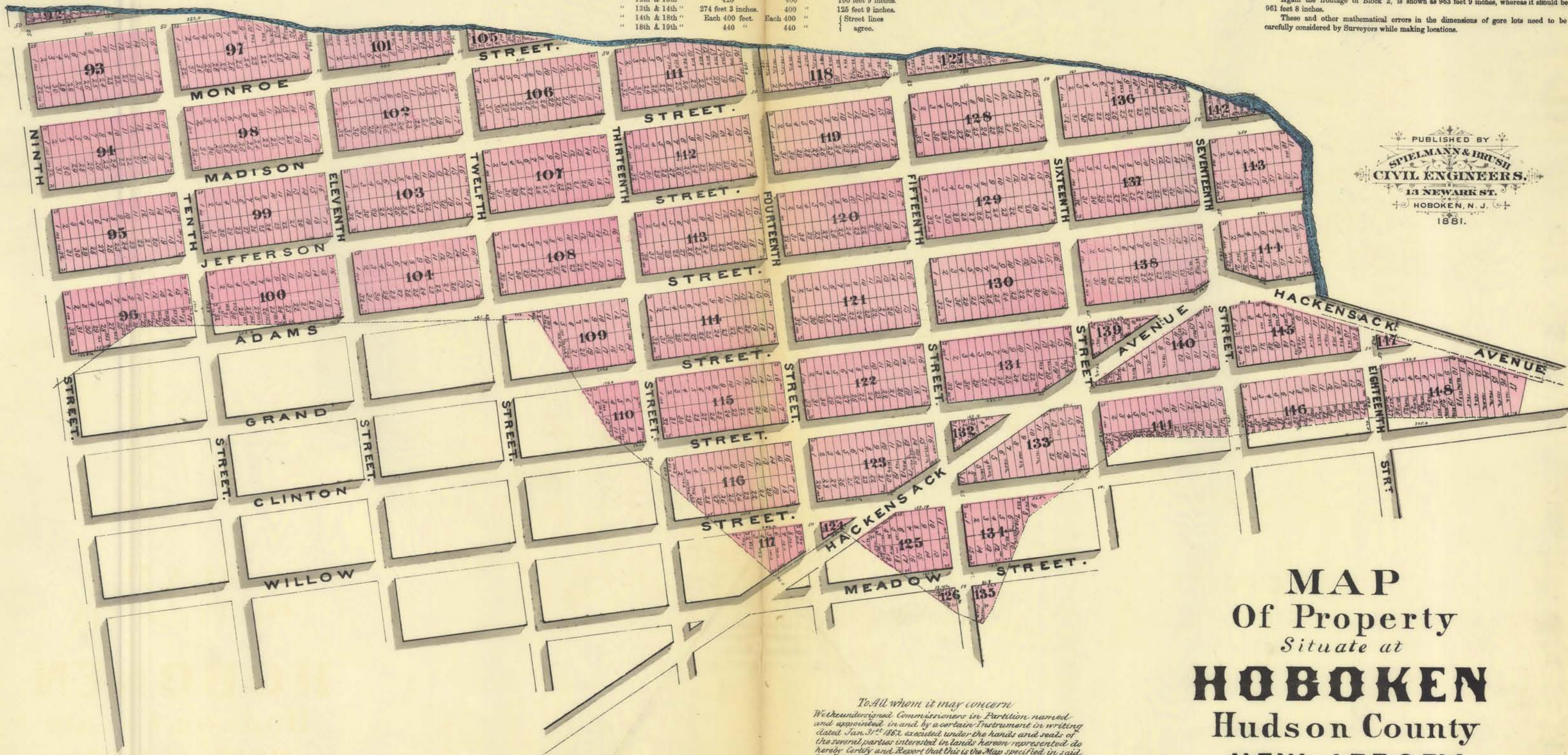
Meadow Street is now called Park Avenue.
Hackensack Avenue has been vacated, see Act of Legislature, Page 49 Laws of 1863.
Newark Avenue, west of Ferry Street, is 80 feet wide, 14 feet having been taken off the lots on the south side of the Avenue, see Act of Legislature, page 49 Laws of 1863.
Willow Street, north of 11th Street, is now 100 feet wide, 35 feet having been taken off the lots on the east side of the Street.
11th Street, between Washington and Willow Streets, is now 100 feet wide, 50 feet having been taken off the property on the north side of the Street.
19th Street has been located 440 feet north of and parallel to 18th Street.
In each of the last three cases i.e. Willow St., 11th and 19th St., the property adjoining the Streets was all owned or controlled by the Hoboken Land and Improvement Company, and therefore no special Legislative authority was necessary to make the changes.
The property colored red on this map indicates all that belonged to the Coster Estate; the property adjoining on the east formerly all belonged to the Steven's Estate and is generally known as the Hoboken Land and Improvement Company's property.
This map does not show the true relative position of the streets on these two tracts.
The following data is correct for the lines of Streets running EAST and WEST and meeting at the west side of Willow Street:

BLOCK.	LENGTH. H. L. & I. Co.	LENGTH. Coster Estate.	Street Lines on Coster Estate, south of Street lines on H. L. & I. Co's property.
Between 1st & 4th Sts.	Each 425 feet.	Each 425 feet.	A few inches.
" 4th & 5th "	425 "	425 "	" "
" 5th & 8th "	Each 425 "	Each 425 "	" "
" 8th & 9th "	425 "	400 "	9 inches
" 9th & 10th "	425 "	400 "	25 feet 9 inches.
" 10th & 11th "	425 "	400 "	50 feet 9 inches.
" 11th & 12th "	425 "	400 "	75 feet 9 inches.
" 12th & 13th "	425 "	400 "	100 feet 9 inches.
" 13th & 14th "	274 feet 3 inches.	400 "	125 feet 9 inches.
" 14th & 18th "	Each 400 feet.	Each 400 "	Street lines agree.
" 18th & 19th "	440 "	440 "	" "

The following data is correct for the lines of Streets running NORTH and SOUTH.
The Streets on the Hoboken Land & Improvement Co's property were established in 1804; those on the Coster Estate in 1860.
These lines do not agree nor are they parallel.
For instance Willow Street, when located according to the Coster line, leaves a surplus of ground at 1st street, of 6 1/2 inches with Willow street; when located according to the old lines of the streets on the Hoboken Land & Improvement Co's property, while on the contrary at 19th street the Coster line encroaches 7 feet 6 1/2 inches on said old lines.
The surplus or deficiency between these Lines running NORTH and SOUTH at each cross street in Hoboken is as follows:

Street.	Surplus.	Deficiency.	Street.	Surplus.	Deficiency.
1st	4 1/2 inches.		11th		3 feet 11 inches.
2nd			12th		4 " 4 1/2 "
3rd	The lines agree.	5 1/2 inches.	13th		4 " 9 1/2 "
4th		11 "	14th		5 " 3 "
5th	1 foot 3 "		15th		5 " 8 "
6th	1 " 8 1/2 "		16th		6 " 11 "
7th	2 " 2 "		17th		6 " 6 1/2 "
8th	2 " 7 1/2 "		18th		6 " 11 1/2 "
9th	3 " 1 "		19th		7 " 6 1/2 "
10th	3 " 6 "				

The Base line from which the streets on the Coster Estate were located is described as follows, by Daniel and Austin Ewen, the City Surveyors, who made the map.



The Base line from which the Coster Estate was laid out, as shown on the "Map of Property situated at Hoboken, Hudson Co., N. J., belonging to the Estate of John G. Coster, deceased, Surveyed and laid out into lots, November, 1860, by Daniel and Austin Ewen, City Surveyors, New York, was as follows: The Drying Establishment on the North-East corner of Newark Ave. and Meadow Street, was taken as correct for both Streets. The house on the North-East corner of 5th and Meadow Streets was taken as being 18 inches on Meadow Street, and the northerly end of the face of the Brick work above the Water Table of the Company's houses on the East side of Meadow Street between 15th and 16th Streets was taken as correct.

There is a dispute of about 12 feet in relation to the south line of the Coster Estate, arising from the lack of concise description in relation to the old line ditch, which located the southern boundary of this tract.

A number of mathematical errors occur in the dimensions of the gore lots, shown on this map.

For instance the frontage of lots on Newark Avenue are shown as 27 feet 6 inches, and for 8 lots or one block a total frontage of 230 feet whereas the front of each lot should be 27 feet 6 1/2 inches and the block 219 feet 8 inches.

Again the frontage of Block 2, is shown as 963 feet 9 inches, whereas it should be 961 feet 8 inches.

These and other mathematical errors in the dimensions of gore lots need to be carefully considered by Surveyors while making locations.

PUBLISHED BY
SPIELMANN & BRUSH
CIVIL ENGINEERS.
13 NEWARK ST.
HOBOKEN, N. J.
1881.

MAP
Of Property
Situate at
HOBOKEN
Hudson County
NEW JERSEY
— belonging to —
THE ESTATE OF
JOHN G. COSTER DEC?

To All whom it may concern
We the undersigned Commissioners in Partition named and appointed in and by a certain Instrument in writing dated Jan. 31st 1862 executed under the hands and seals of the several parties interested in lands herein represented do hereby Certify and Report that this is the Map specified in said Instrument and with reference to which we have made partitions of the said lands according to the Blocks and lots laid down on this Map and specified in our Report bearing even date herewith.

In Testimony whereof we have hereunto set our hands and seals this 18th month day of May Eighteen hundred and sixty two.

In presence of
Alex. Osterman

W. M. Prichard
Thos. M. Beare
John M. Board

Surveyed and laid out into Lots November 1860

by Daniel Ewen & Austin D. Ewen

City Surveyors New York

NOTES BY SPIELMANN & BRUSH.

The Philadelphia Post Road is now called Newark Street.
 Meadow Street is now called Park Avenue.
 The Street between Washington and Hudson's Street is now called Court Street.
 The first Street east of Hudson's is now called River Street.

The following streets have been widened to 75 feet, in accordance with a map of Hoboken filed in the Hudson County clerk's office, Dec. 31, 1858:

Seventh Street, between Hudson and River Streets;
 River Street, between Sixth and Seventh Streets;
 Sixth Street east of River Street.

The following Streets were vacated in accordance with an Act of the Legislature, approved March 6th, 1865, Law's page 233; and an act approved March 21st, 1865, Law's page 411:

Seventh Street, east of River Street;
 River Street, north of Seventh Street;
 The Street east of River Street north of Sixth Street;
 Court Street, between Seventh and Eighth Streets.

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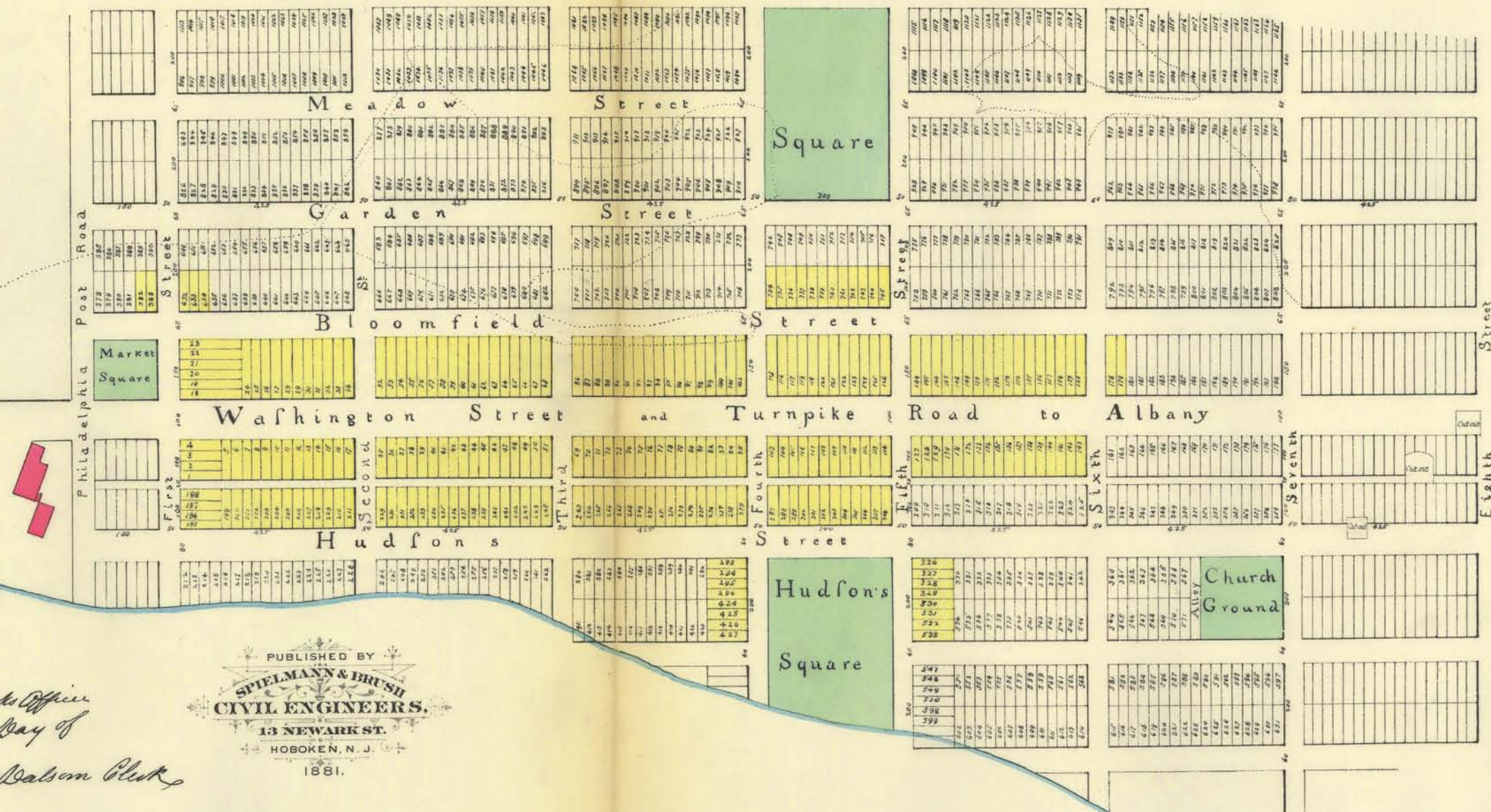
State of New Jersey
 Bergen County ss:

I Samuel Taylor Clerk of the County of Bergen and also Clerk of the Court of Common Pleas in and for said County, do hereby certify that the annexed Map is a true copy of the original entitled "A Plan of the New City Hoboken in the County of Bergen, State of New Jersey," made by Charles Loss 1864, as the same remains on file in my office.

In Testimony whereof I have hereunto set my hand and Seal this 11th day of May, 1881.

Paul Taylor
 Clerk

A Plan
of
The new City HOBOKEN
in the County of Bergen
State of New Jersey
 Hoboken March 1864 Surveyed by
 Charles Loss
 City Engineer

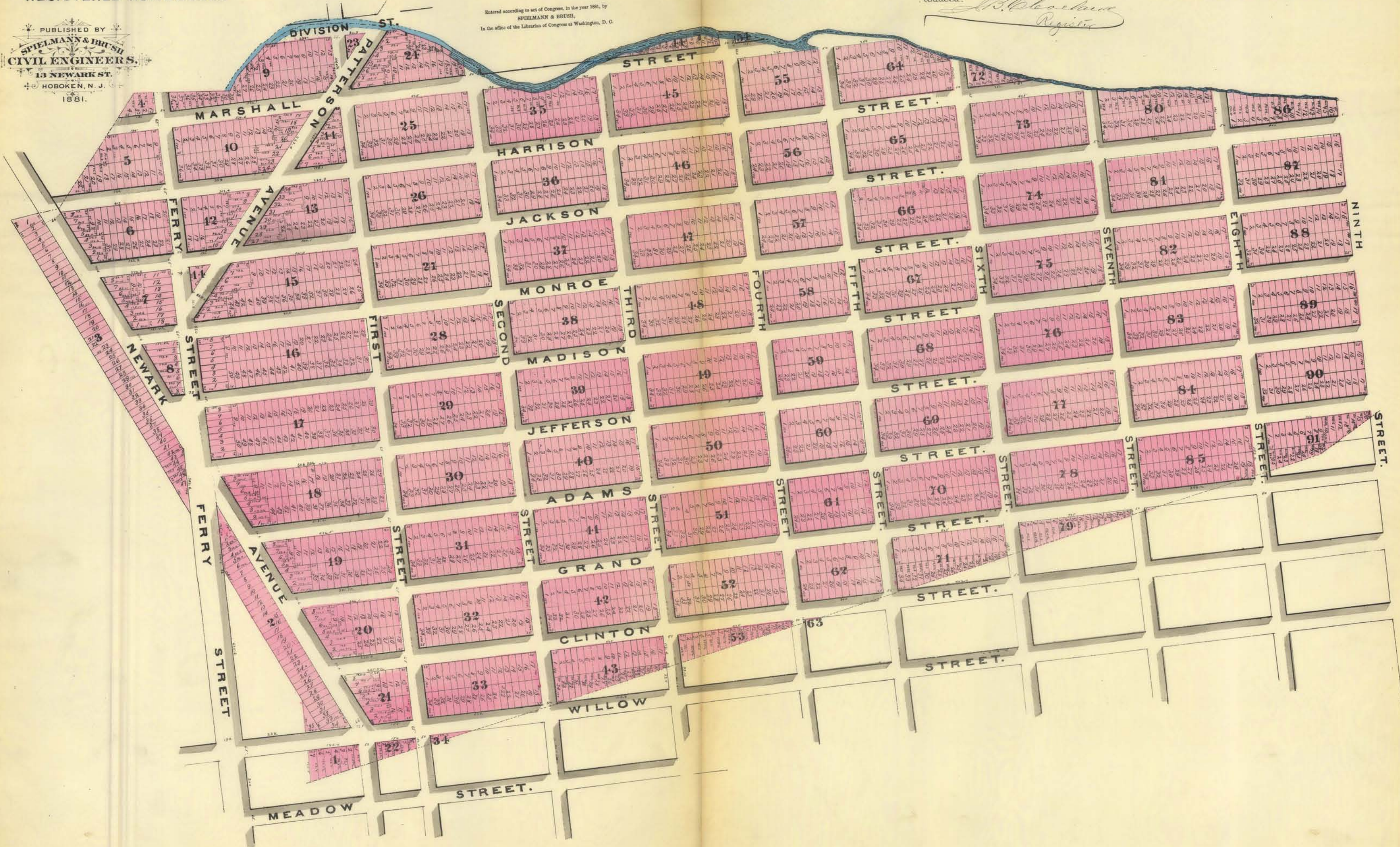


The above plan is filed in the Clerk's Office of the County of Bergen the Eighth Day of April 1865
 Henry Van Dusen Clerk

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B. Schuchman
Register

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The lines and letters in Blue in this copy, showing existing municipal divisions, do not appear on the original map. They have been added since the certificate of County Clerk Samuel Taylor was given.

For further Notes see Appendix B.

The Town plot of Bergen laid here on a larger Scale for Room to Number the Lots.

The General Map Protracted by a Scale of Twenty Chains to an Inch

The Town Plot by a Scale of four Chains to an Inch

Newark or After Hull Bay

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This (Schedule) Part of the Map Represents

The Bounds and Limits of the Township of Bergen -
The location of the several Patents and Grants - and
The General Partition of the Common Lands

And this is the Schedule Part of the Map referred to
in the First Part of the Field Book, where the
Field Work of these Surveys is recorded

Chas Clinton
W. Donaldson
R. Durham
John Bernier
Alva Clark Jr
Jacob Myers
&c

Geo Clinton Surveyor

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