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SPIELMANN & BRUSH.  
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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.

*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 9 feet wide, 14 feet having been taken off the lot on the south side of the Avenue, see Act of Legislature, page 49 Laws of 1873.  
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.  
10th Street has been located 140 feet north of and parallel to 18th Street.  
In each of the last three cases is, Willow St. 11th and 12th 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 includes all that belonged to the Coster Estate; the property adjoining on the east formerly all belonged to the Seven'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.	LENGTH.
	H. L. & I. Co.	Coster Estate.
Between 1st & 4th Sts.	Each 425 feet.	Each 425 feet.
4th & 5th "	425 "	425 "
5th & 6th "	425 "	425 "
6th & 7th "	425 "	425 "
7th & 8th "	425 "	425 "
8th & 9th "	425 "	425 "
9th & 10th "	425 "	425 "
10th & 11th "	425 "	425 "
11th & 12th "	425 "	425 "
12th & 13th "	425 "	425 "
13th & 14th "	274 feet 3 inches.	400 "
14th & 15th "	Each 400 feet.	Each 400 "
15th & 16th "	419 "	440 "

Street lines are shown in black, and the lot lines in red.

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 9 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 15th street the Coster line encroaches 7 feet 6 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 inches.		11th		3 feet 11 inches.
2nd			12th	4 "	4 "
3rd			13th	4 "	92 "
4th			14th	6 "	3 "
5th	1 foot 3 "		15th	6 "	8 "
6th	1 "	82 "	16th	6 "	12 "
7th	2 "	2 "	17th	6 "	61 "
8th	2 "	71 "	18th	6 "	117 "
9th	3 "	1 "	19th	7 "	61 "
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.

37-24

The Base line from which the Coster Estate was laid out, as shown on the "Map of Property situated in Hoboken, Hudson Co., N. J., belonging to the Estate of John G. Coster, deceased, surveyed and laid out into lots, numbered, 1865, by Daniel and Austin Ewen, City Surveyors, New York, was as follows: The Tracing 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 6th and Meadow Street was taken as being 18 inches on Meadow Street, and the southern end of the line of the Brook which the Water Table of the Company's house on its East side of Meadow Street between 25th and 30th 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 222 feet whereas the front of each lot should be 27 feet 6 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'D**

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 31<sup>st</sup> 1885, executed under the hands and seals of the several parties interested in lands hereunto 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 plan and lot lines shown down on this Map and specified in our Report, bearing date date herewith.  
In Testimony whereof we have hereunto set our hands and seals this 24<sup>th</sup> day of March, A.D. 1885.  
Eighteen hundred and eighty two.  
In presence of  
W. M. Prochard  
John M. Board

Surveyors and draftsmen  
by Daniel Ewen & Austin D. Ewen  
City Surveyors New York

