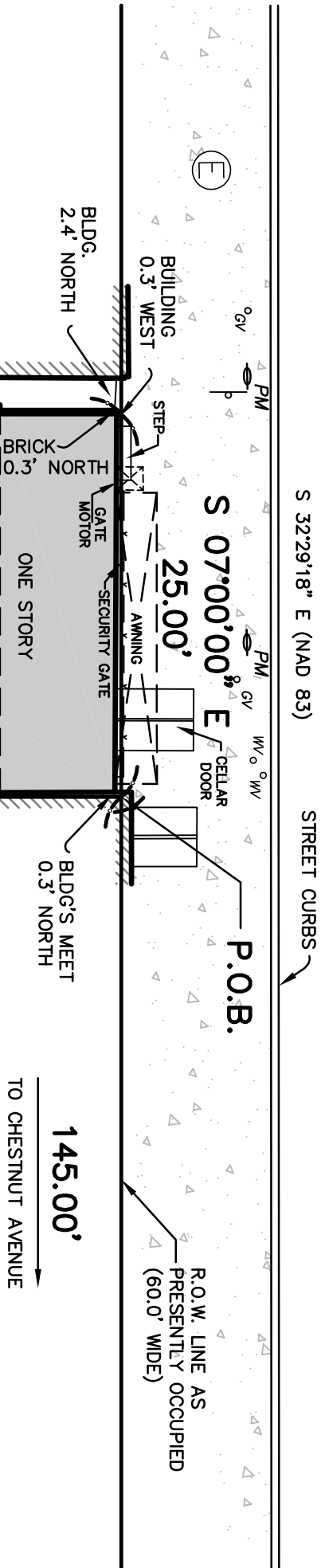


NEWARK AVENUE

65' R.O.W. (TAX MAP)  
66' R.O.W. (FILED MAP)  
60' R.O.W. AS LAID OUT AND IMPROVED

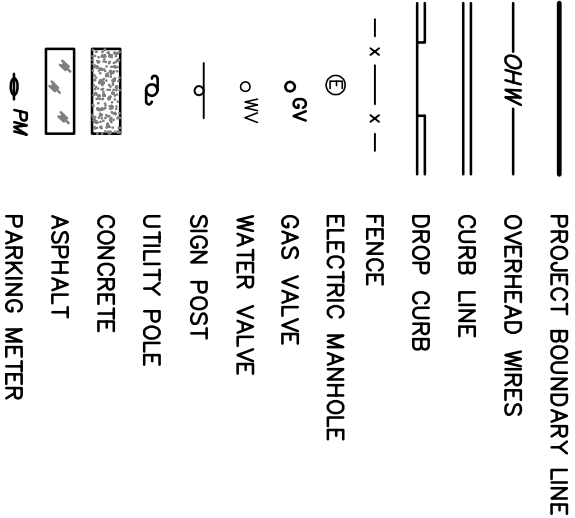


NOTE:  
CELLAR DOORS, FIRST FLOOR AWNING,  
SECURITY GATE & OPERATION MOTOR  
AND STEP ALL ENCR OACH INTO  
NEWARK AVENUE RIGHT OF WAY.

GENERAL NOTES

- Total lot area = 2,418 sq. ft. or 0.056 acres.
- This survey is subject to the facts and findings of a complete title search.
- This survey is not valid unless signed and sealed by the licensed surveyor.
- Property also being known a portion of Lot 7 on a map entitled "Map of Lots on Bergen Hill belonging to Dr. J.M. Cornelison, Jersey City," dated September 1, 1849. Said map filed at the Hudson County Clerk's Office, (now Register's Office) on December 6, 1852 as Map No. 421.

LEGEND



SITE PHOTO

DESCRIPTION

**BEGINNING** at a point in the westerly sideline of Newark Avenue, said point being distant northerly 145.00 feet from the corner formed by the intersection of the said westerly sideline of Newark Avenue with the northerly sideline of Chestnut Avenue; thence running

- South 83 degrees 00 minutes 00 seconds West, 96.00 feet to a point, thence
- North 10 degrees 26 minutes 00 seconds West, 25.04 feet to a point, thence
- North 83 degrees 00 minutes 00 seconds East, 97.50 feet to the aforesaid westerly sideline of Newark Avenue, thence
- Along said sideline, South 07 degrees 00 minutes 00 seconds East, 25.00 feet to the **POINT AND PLACE OF BEGINNING**.

The above described parcel contains 2,418 square feet or 0.056 acres of land.

No.	DATE	DESCRIPTION	BY

A written waiver and direction not to set corner markers has been obtained from the ultimate user pursuant to P.L. 2003, c.14 (N.J.S.A. 45:8-36.3) and N.J.A.C. 13:40-5.2(d).

BOUNDARY SURVEY	
OF	
535 NEWARK AVENUE	
LOT 14 IN BLOCK 9601 ON TAX MAPS OF	
CITY OF JERSEY CITY	HUDSON COUNTY
NEW JERSEY	
PREPARED FOR	
MATTHEW KEISOGU	

NJ CERTIFICATE OF AUTHORIZATION: 246A28072100	
DRAWN BY: G.R. PRONESTI	DATE: 12-13-2022
CHECKED BY: M. PRONESTI	SCALE: 1"=10'
JOB No. 55422	SHEET 1 OF 1

**PRONESTI**

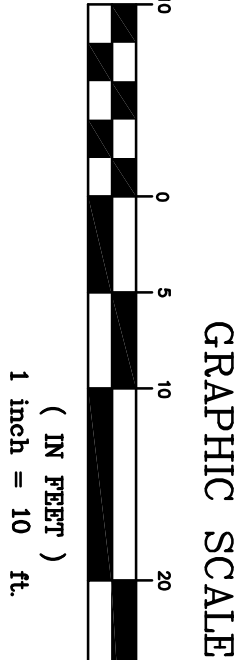
**SURVEYING, INC.**

PROFESSIONAL LAND SURVEYORS

870 POMPTON AVENUE, SUITE B1  
CEDAR GROVE, NJ 07009  
TEL. (973) 857-3319 • FAX (973) 857-3608  
WWW.PRONESTI.COM

**GEORGE R. PRONESTI, P.L.S.**

PROFESSIONAL LAND SURVEYOR  
NJ LIC. No. 16202



GRAPHIC SCALE