



88 Romaine Avenue

Tax Lot 30, Block 10503
City of Jersey City
Hudson County, N.J.

Being known and designated as Lot 48 in Block 61 as shown on a certain map entitled, "Map of Building Lots Belonging to Hartman Van-Wagenen situated at West End, City of Bergen, N.J., 1869", filed in the Hudson County Register's Office as Map No. 908.

Being the same premises as described in Deed 7171, Page 167 found in the Hudson County Register's Office and further described as:

BEGINNING at a point on the southeasterly line of Romaine Avenue, a 60 feet wide right-of-way, at the division of Lot 48 & Lot 49 as shown on the aforementioned filed map, said point being distant 348.05 feet southwesterly from the corner formed by the intersection of the southwesterly line of Pavonia Avenue, a 60 feet wide right-of-way, and the said line of Romaine Avenue, running thence;

1. South 48 degrees 00 minutes 00 seconds East, leaving Romaine Avenue, a distance of 100.00 feet, to a point and corner; thence
2. South 42 degrees 00 minutes 00 seconds West, a distance of 25.00 feet, to a point and corner; thence
3. North 48 degrees 00 minutes 00 seconds West, a distance of 100.00 feet, to a point and corner on the southeasterly line of Romaine Avenue; thence
4. North 42 degrees 25 minutes 00 seconds East, continuing on Romaine Avenue, a distance of 25.00 feet, to the previously described point or place of **BEGINNING**.

Subject to easements and restrictions of record.

In accordance with a survey prepared by Behar Surveying Associates, PC dated May 24, 2021.

Jeremy A. Klapper
Professional Land Surveyor
New Jersey License No. 24GS04331800

File Number: BSA-18677