THIS SURVEY DOES NOT PURPORT TO IDENTIFY, IF ANY, ENCROACHMENTS, A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS WETLANDS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GROUND; HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO PROPERTY SUBJECT TO DOCUMENTS OF RECORD; P.L.2003, C.14 (C45:8-36.3) AND NJAC 13:40-5.1 (D)" 3. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF N.J. AS TIDELANDS; NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE LAND SURVEYOR FOR ANY **DESCRIPTION:** OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO USE OF SURVEY FOR SURVEY BEING KNOWN AS LOTS 5, 6 & 7 IN BLOCK 16902 AS SHOWN ON AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION EITHER DIRECTLY OR INDIRECTLY. THE OFFICIAL TAX MAP OF THE CITY OF JERSEY CITY, HUDSON ONLY COPIES FROM THE ORIGINAL SURVEY MARKED WITH AN ORIGINAL PROFESSIONAL COUNTY, NEW JERSEY. LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED VALID COPIES; SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE N.J. STATE **CERTIFIED TO:** BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS; DAVE DENIS. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW; OFFSETS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR ANY CONSTRUCTION OF PERMANENT STRUCTURES i.e. BUILDINGS, SHEDS, FENCES, ETC. SUBJECT TO EASEMENTS & RESTRICTIONS OF RECORD, IF ANY. THE HORIZONTAL DATUM IS NAD83 & THE VERTICAL DATUM IS NAVD88. NOTE: THE PROPERTY SHOWN HEREIN HAD SIGNIFICANT TALL VEGETATIVE COVER WHEN THE SURVEY WAS THEREFORE LIMITED TO PERFORMED. DETAILS ARE THOSE VISIBLE & ABOVE GROUND AT THE TIME. THE SURVEY SHOWN HEREIN, AND/OR TOPOGRAPHY WAS MAPPED UTILIZING TRADITIONAL SURVEY METHODS, ROBOTICS, RECTIFIED ORTHO PHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE/MOBILE LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS WERE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY ACCORDING TO CURRENT ALTA/NSPS STANDARDS. LOT 24 (MEAS.) (TM) S21,° 39'13"W 103.08 CHAIN LINK FENCE RIGHT OF INGRESS AND EGRESS...", WAS RANTED OVER THE LANDS OF 20 BRINKERHOFF STREET, AS LONG AS THE BUILDING ERECTED UPON [LOT 7] REMAINS IN ITS PRESENT ___ CONDITION, AS PER DEED BOOK 2991/93. PLEASE SEE THIS INSTRUMENT FOR FULL DATA, DETAILS 61.5 × AND INFOMATION, AND ALSO SEEK/WISE LEGAL COUNSEL AS TO ITS CURRENT STATUS.) LOT 5 LEGEND: −o SIGN LOT 7 INLET **LOT 39** LOT 8 (TM) 12" IN DIAMETER DECIDUOUS TREE (TM) (TM) WATER VALVE **GAS VALVE** UTILITY POLE 1.0' ON LINE **ELECTRIC MANHOLE** SANITARY SEWER LINE **GAS LINE MARKOUT** (MEAS.) WATER LINE MARKOUT **ELECTRIC MARKOUT** LOT 6 FIBER OPTIC MARKOUT (TM) OVERHEAD WIRE (VACANT LOT) FENCE LINE (DEED 61.2 **MISCLOSURE** WALL =5.23') STORY BRICK & **BRICK PAVERS FRAME** CONCRETE PAVING NO. 118 LOT 4 BRINKERHOFF STREE" (TM) 2 STORY FRAME NO. 124 1.2' 61.5 BASEMENT= N24°03'13"E 91.36' (ADJ. DEEDS) CONCRETE SIDEWALK TC 61.63 TC 61.68 BC 61.13 MONTICELLO AVENUE SAN MH SAN MH RIM=61.57' RIM=62.58' INV(A)=52.77' (24" RCP) RIM=62.21 INV(C)= 52.51' (24" RCP) INV(D)= 52.41' (24" RCP) 62.17 INV(E)=51.88' (24" RCP) (61' WIDE) INV(B)=52.67' (24" RCP) INV(F)=51,78' (24" RCP) 62.15 61.71 (L.F.=101.3') -62-BC 61.79 FC 62.27 BC 61.40 TC 61.92 BC 61.63 TC 62.10 BC 61.19 TC 61.71 TC 61.48 BC 61.02 TC 61.54 TC 61.82 LOT CONSOLIDATION EXHIBIT <u> LEARPoint</u> PREPARED FOR STATEOF SERVICES EN JERSEL 118-124 MONTICELLO AVENUE ALAN R. BOETTGER ~LOTS 5, 6 & 7 ~ BLOCK 16902~ Professional Land Surveyors SITUATED IN THE GS41997 CENSED STATE Headquarters | 640 Herman Road | Unit 1 | Jackson, NJ 08527 ew York Office | 225 Dolson Avenue | Suite 201 | Middletown, NY 12701 orida Office | 241 Ruby Avenue | Unit 205 | Kissimmee, FL 34741 732-905-5463 CITY OF JERSEY CITY, HUDSON COUNTY, NJ CERTIFICATE NO. 24GA28115000 PROFESSIONAL LAND SURVEYOR SCALE 1"=20' DATE: 02-08-2023 SHEET 1 OF 1 N.J. LICENSE NO. 41997 JOB NO. 21-34006-01 PM - EM