

Job No.: 21-2241

Title No.: CST21102602

Date: 10/29/2021

Law Office of Michael C. Schonberger

Description of Property  
Gregory Bergonio and Nilvia Bergonio  
107 Magnolia Avenue  
City of Jersey City, New Jersey

**THE HEREIN DESCRIBED** property, parcel, lot, tract of land, including buildings, structures and improvements thereupon and any additional rights or privileges relevant thereto, is situated and located in the County of Hudson and State of New Jersey.

Being known and designated as Tax Lot 6, Block 9604 as being more particularly bounded and described as follows to wit.

BEGINNING at a point formed by the intersection of the northwesterly sideline of East Street and the southwesterly sideline of Magnolia Avenue and from said point running; thence

1. Along the said northwesterly sideline of East Street, South 59 degrees 00 minutes 00 seconds West, a distance of 100.00 feet to a point in the same; thence
2. North 31 degrees 00 minutes 00 seconds West, a distance of 25.00 feet to a point; thence
3. North 59 degrees 00 minutes 00 seconds East, a distance of 100.00 feet to a point in the southwesterly sideline of Magnolia Avenue; thence
4. Along the southwesterly sideline of Magnolia Avenue, South 31 degrees 00 minutes 00 seconds East, a distance of 25.00 feet to the point and place of BEGINNING.

Being known as Lot 6 Block 2 as shown on a map entitled "Map of Property of Heirs of JNO. I. Newkirk" and filed in the Hudson County Clerk's Office on March 17, 1864 as Map No. 752.

Subject to all restrictions and easements of record, if any.

As shown on a plan prepared by Leeper Land Group LLC, dated: 10/29/2021 Job number: 21-2241.