NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY 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. 13:40-5.1(d) THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED SEAL OF THE LICENSED SURVEYOR SIDE YARDS — 2 FT | 5 FT MINIMUM REAR YARD JOHN F. KENNEDY BLVD (1 SIDE)

1 INCH (BOTH SIDES)

1 INCH (BOTH SIDES)

- SETBACK SHALL BE ADDED TO THE FRONT YARD SETBACK
TO PRODUCE A TOTLA OF NOT LESS THAN 35 FT
REAR YARD SHALL NOT BE LESS THAN 20 FT 85%

SHALL MATCH THE SETBACKS OF THE FACADE OF THE CLOSEST PERMITTED USIDE OF THE SUBJECT PARCEL 2500 SF
25 FEET
100 FEET
TBD
TBD
TBD
TBD
TBD
TBD
TBD
USE ON ETHER **PAMRAPO** S 55° 00' 00" W 113.75' **EXISTING** FENCE .26' NW METAL FENCE 1.07, SE 4.67, SW `-⊙₇ S 35° 00' 00" E ASPHALT , CONDITION C.L. FENCE 0.61 NE 5687.50SF/ 0.13AC 50.00' **AVENUE** 2 STORY FRAME ₹ C.L. FENCE 2.80, NW 0.12, NE 0.12, NE -92 C.L. FENCE NW FENC N 55° 00' 00" E 113.75' JOHN E. KENNEDY BLVD 108 PAMRAPO AVENUE SUBDIVISION **PAMRAPO** 113.75' S 55° 00' 00" W PROPOSED SUBDIVISION S 35° 00' 00" E 25.00'— PROPOSED LOT A: 2843.75SF / 0.065AC PROPOSED LOT B: 2843.75SF / 0.065AC DRIVE DRIVE / /**113.75**' <u>\ PROPOSE</u>[S 35° 00' 00" E 25,00'— 113.75' AVENUE -92 C.L. FENCE 2.80, NW 0.12, NE N 55° 00' 00" E 113.75' I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS AS PROMULGATED BY STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION RVEYOR NEW JERSEY EY NO. 24GS03795400 DATE: SURVEY OF PROPERTY SITUATED AT #108 PAMRAPO AVENUE IN THE CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY.

BEING KNOWN AS LOT 89 IN BLOCK 29801 ON THE TAX MAP IN THE CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY.

CERTIFY TO: 108 REAL ESTATE, LLC THIS MAP IS HEREBY APPROVED OF THE CITY OF JERSEY CITY HS Q 1ĶE¥ MADO' 1" = 400' M E 29901 106 72 P2 LAND (
P.O. BOX 241
(908) 955-7161
DRAWN BY: JP
DATE: 09-01-20
CHECKED BY: JP eni Perso Denis 47 6731, Y E 0 13.75 SURVEYING, INC.

FLANDERS, NJ 07836
FAX (908) 955-7162

| SCALE: 1" = 20' ВΥ A SALLY AND A SALLY £ 2 20 . . 20, . 8 63.46¹ 5 9

2 8

40