

NOTES:

DIMENSIONS SHOWN TO THE STRUCTURE ARE FROM THE FOUNDATION OF THE STRUCTURE PERPENDICULAR TO THE PROPERTY LINE (UNLESS OTHERWISE NOTED)

DIMENSIONS SHOWN TO TREES & SHRUBS ARE FROM THE CENTER OF THE TREE OR SHRUB PERPENDICULAR TO THE PROPERTY LINE.

NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES,

PLEASE CONTACT THE APPROPRIATE AGENCIES.

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 BASED ON THE FOLLOWING DOCUMENTS:

DEED BOOK 5937, PAGE 273 DEED BOOK 3172, PAGE 549 DEED BOOK 9298, PAGE 7273 DEED BOOK 1476, PAGE 142

GRAPHIC SCALE 20 SCALE: 1"=20'

THIS SURVEY IS MADE FOR THE BENEFIT OF:

165 OCEAN AVE RE ASSOCIATES, LLC FIDELITY NATIONAL TITLE INSURANCE COMPANY R. SCOTT KING, ESQUIRE

DECOTIIS, FITZPATRICK, COLE & GIBLIN, LLP CAPITAL ONE, NATIONAL ASSOCIATION

I DECLARE THAT THIS PLAN IS BASED ON A FIELD SURVEY MADE ON NOVEMBER 4. 2020, BY ME, OR UNDER MY IMMEDIATE SUPERVISION, IN ACCORDANCE WITH N.J.C.
13:40-5.1, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND
BELIEF, CORRECTLY REPRESENTS THE CONDITIONS FOUND ON THE DATE OF THE FIELD
SURVEY, EXCEPT SUCH EASEMENTS, IF ANY, BELOW THE SURFACE OF THE LANDS AND

THIS PLAN IS MADE TO PROVIDE INFORMATION TO THE TITLE INSURER SO THAT IT MAY INSURE TITLE TO THE LANDS SHOWN HEREON AND FOR THE MORTGAGE HOLDER NAMED ABOVE. THIS DECLARATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES FOR THIS TRANSACTION ONLY AND NOT TRANSFERABLE, EXCEPT AS PROVIDED HEREON.

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THIS SURVEY IS FOR THIS TRANSACTION ONLY. THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR ASSUMES NO LIABILITY IF THIS SURVEY IS ILLEGALLY USED FOR A SURVEY AFFIDAVIT OF NO CHANGE

ADD CAPITAL OINE	Z		TEUNISEN SURVEYING & PLANNING CO., INC. CERTIFICATE OF AUTHORIZATION No. GA 276928 RECORDS OF: L.T. CHURCHILL; C. ALFRED ENANDER; V. FASANO; ARTHUR LENNOX; GRANT H. LENNOX; WALTER A. KAFKA; ALBERT J. ST. LOUIS 319 SOUTH AVENUE FANWOOD, NEW JERSEY 07023 TELEPHONE: (908) 233-3550 E-MAIL: ED@TEUNISENSURVEYING.COM
	DESCRIPTION	SNOISIA	BOUNDARY RETRACEMENT SURVEY OF PROPERTY KNOWN AS TAX MAP LOTS 18 & 19 BLOCK 29305 SITUATED IN THE CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY
07_00_71	DATE	RE	EDWARD R. TEUNISEN NEW JERSEY PROFESSIONAL LAND SURVEYOR No. 23140 PENNSYLVANIA PROFESSIONAL LAND SURVEYOR No. 025234—E NEW JERSEY PROFESSIONAL PLANNER No. 01893
.	INITIALS		SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE IN RED INK AND HAS RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR.
			TITLE NO: DWG. BY: CHECKED BY: DATE: SCALE: TSP. No. 1 $20-LT-0208$ L.A.T. E.R.T. $11-13-20$ 1"=20' 30479 1