

**DMC ASSOCIATES, INC. LAND SURVEYORS**

211 Main Street, Butler, New Jersey 07405

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February 23, 2022

**RE: 253 Central Avenue, City of Jersey City, County of Hudson, NJ**

**DMC No.: 2107005**

All that certain tract of land and premises situated and lying in the City of Jersey City, County of Hudson, State of New Jersey being more particularly described as follows;

Beginning at a point on the northwesterly R.O.W. line of Central Avenue, a 70 feet wide R.O.W. Said beginning point being the common corner between Lot 33 and Lot 34 in Block 3701 as illustrated on the current tax assessment map of the City of Jersey City. Said beginning point also being located South 47 degrees 48 minutes 00 seconds West a distance of 50.00 feet from the point of intersection with the southwesterly R.O.W. line of Sherman Place, a 60 feet wide R.O.W. and running thence;

- (1) Along the northwesterly R.O.W. line of Central Avenue, South 47 degrees 48 minutes 00 seconds West for a distance of 25.00 feet to a point, thence;
- (2) Leaving the northwesterly R.O.W. line of Central Avenue and along the common line between Lot 35 and Lot 34 in Block 3701 as illustrated on the current tax assessment map, North 43 degrees 48 minutes 00 seconds West for a distance of 100.00 feet to point, thence;
- (3) Along the common line between Lot 31 and Lot 34 in Block 3701 as illustrated on the current tax assessment map, running parallel to Central Avenue, North 47 degrees 48 minutes 00 seconds East for a distance of 25.00 feet to a point, thence;
- (4) Along the common line between Lot 33 and Lot 34 in Block 3701 as illustrated on the current tax assessment map, South 43 degrees 48 minutes 00 seconds East for a distance of 100.00 feet to the point and place of beginning herein described.

Being known and designated as Lot 34 in Block 3701 as illustrated on the current tax assessment map of the City of Jersey City.

Being more commonly known as 253 Central Avenue, Jersey City, Hudson County, New Jersey.

The above description is in accordance with a survey made by DMC Associates, Inc. Land Surveyors dated July 12, 2021.

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Robert L. Cigol, P.L.S.

N.J. License No. 24GS04026100

Certificate of Authorization No. 24GA27919000