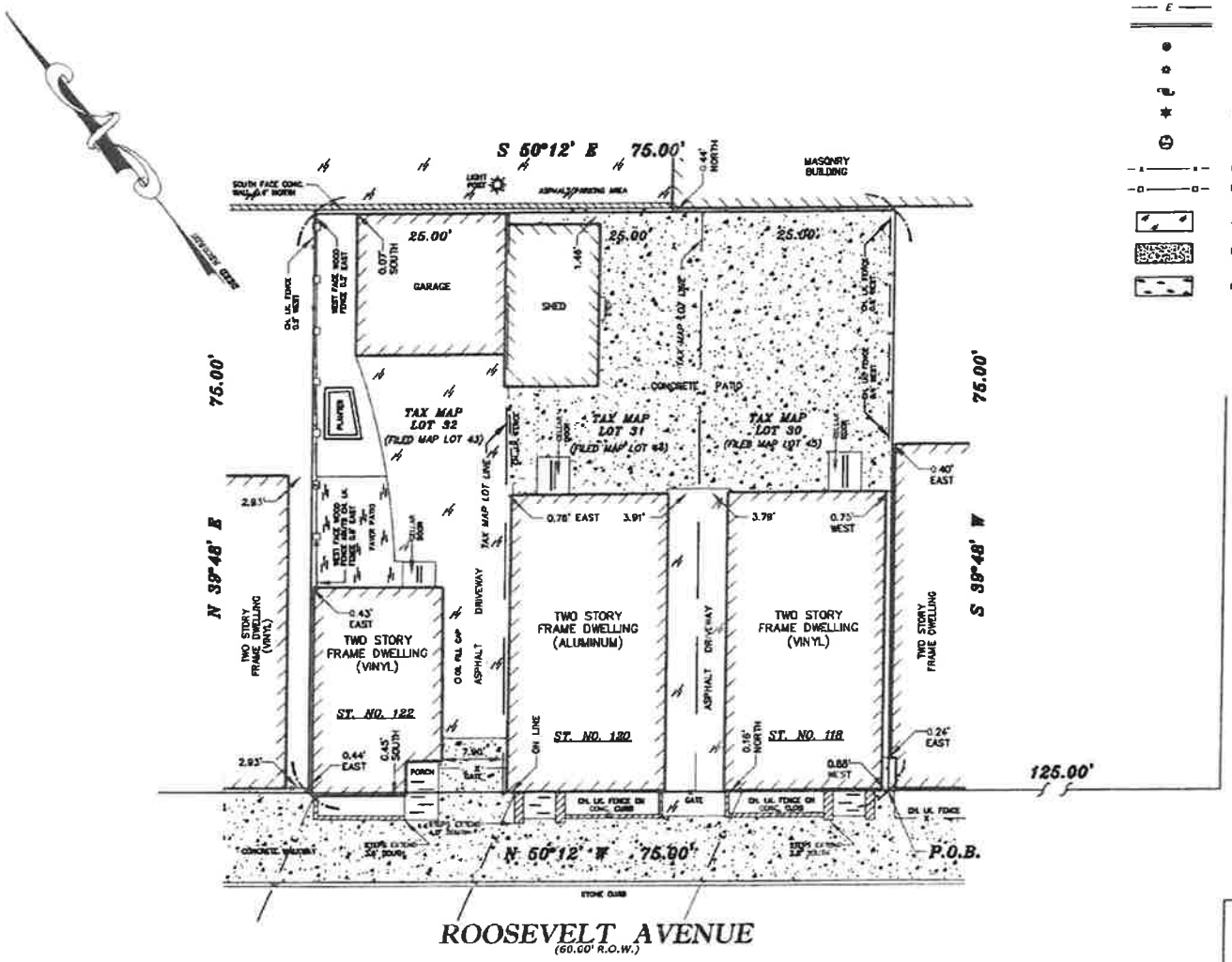

LEGEND

- BOUNDARY LINE
- OVERHEAD WIRES
- CURB LINE
- PROPERTY MARKER
- LIGHT POST
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- TREE OR HEDGE (AS NOTED)
- FENCE (METAL)
- FENCE (WOOD OR VINYL)
- ASPHALT
- CONCRETE
- PAVERS

METES & BOUNDS DESCRIPTION OF PROPERTY

BEGINNING at a point on the northerly sideline of Roosevelt Avenue, said point being distant 125.00 feet westerly from the corner formed by the intersection of the said sideline of Roosevelt Avenue and the westerly sideline of Mallory Avenue; thence running

1) Westerly along the said northerly sideline of Roosevelt Avenue, North 50 degrees 12 minutes West, 75.00 feet to a point; thence

2) North 39 degrees 48 minutes East, 75.00 feet to a point; thence

3) South 50 degrees 12 minutes East, 75.00 feet to a point; thence

4) South 39 degrees 48 minutes West, 75.00 feet to a point on the aforesaid northerly sideline of Roosevelt Avenue and the POINT AND PLACE OF BEGINNING.

The above described parcel contains 5,625 square feet or 0.129 acres of land.

FILED MAP REFERENCE:

PREMISES ALSO KNOWN AS LOTS 43, 44, AND 45 IN BLOCK 532 ON A MAP ENTITLED, "MAP OF PROPERTY OF MRS. JANE VREELAND IN JERSEY CITY," FILED IN THE HUDSON COUNTY REGISTER'S OFFICE ON APRIL 17, 1894 AS MAP NO. 1071.

NOTES:

1. ALL DIMENSIONS SHOWN FROM EXISTING STRUCTURES ARE TO THE SIDING OF SAID STRUCTURE AND NOT THE FOUNDATION.

2. MAP OF PROPERTY SHOWN HEREON DOES NOT REFLECT ANY TREES OR VEGETATION ON THE PROPERTY OR NEAR THE PROPERTY LINES OTHER THAN CLEARLY DEFINED TREE OR HEDGE ROWS.

3. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(D).

TOTAL LOT AREA
5,625 SQ. FT. OR 0.129 ACRES

NO.	DATE	DESCRIPTION	BY

METES & BOUNDS SURVEY

OF

118-122 ROOSEVELT AVENUE

LOTS 30, 31 & 32 IN BLOCK 18102 ON TAX MAPS OF

CITY OF JERSEY CITY HUDSON COUNTY NEW JERSEY

PREPARED FOR

KHALED SADEK

BRAGINSKY SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS

VALERY BRAGINSKY PLS
NJ LICENSE NO. 43217
2 AUSTIN AVENUE
ISELIN, NJ 08830
TEL. (732) 328-9090 FAX (888) 464-8910

DRAWN BY : RO CHECKED BY: VB
DATE: SEPTEMBER 13, 2017 SCALE: 1" = 10'
JOB NO.: 1707-17

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

IS SURVEY IS CERTIFIED TO:
HALED SADEK

IS CERTIFICATION IS MADE ONLY TO THE NAMED PARTIES FOR RPOSE OF MUNICIPALITY SUBMITTAL, PURCHASE AND/OR MORTGAGE ON LENDER AS NAMED. NO RESPONSIBILITY OR LIABILITY IS SUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER RPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR RVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO AND OTHER PERSON T LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY. THIS RVEY IS INVALID WITHOUT THE EMBOSSED SEAL OF THE SURVEYOR. BJECT TO ALL EASEMENTS OR RIGHT-OF-WAY OF RECORD.