



PICTURE No. 3



PICTURE No. 4



PICTURE No. 5



PICTURE No. 6

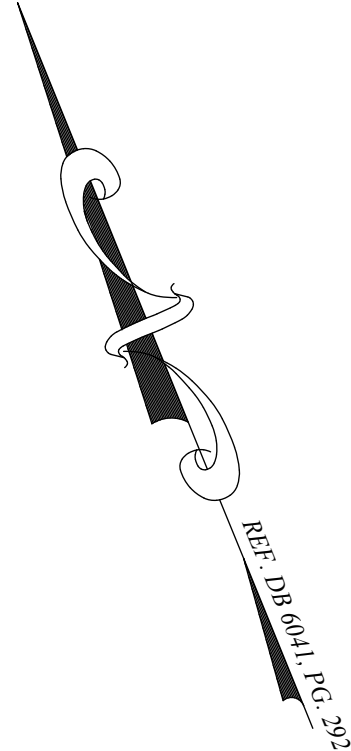
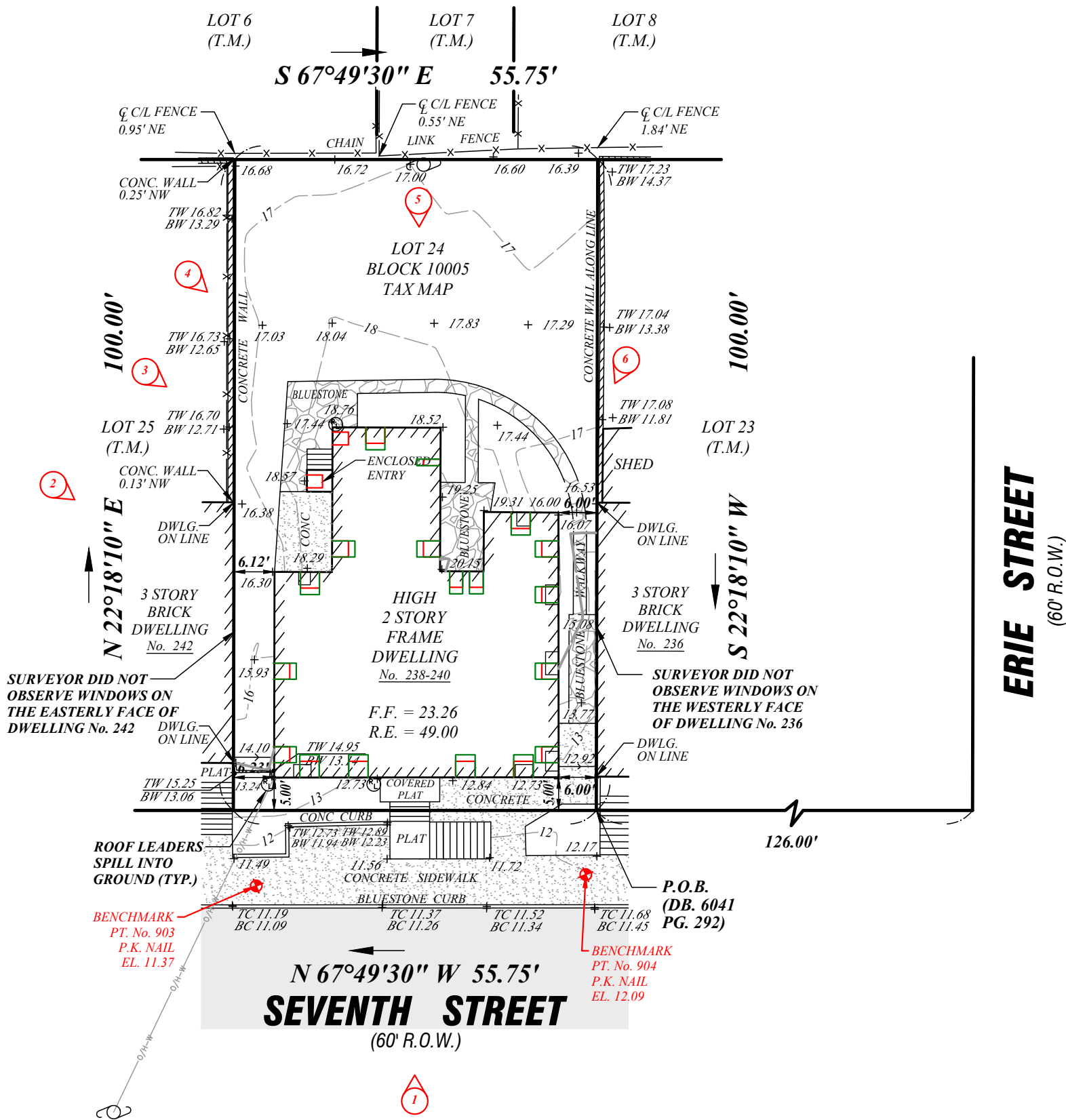


PICTURE No. 2



PICTURE No. 1

LEGEND	
UTILITY POLE	
WIRES (OVERHEAD)	
WOOD STOCKADE FENCE	
CHAIN LINK FENCE	
CONC. WALL	
ROOF LEADER	
PICTURE LOCATION & DIRECTION	
FIRST FLOOR WINDOWS	
SECOND FLOOR WINDOWS	
BASEMENT WINDOWS	



SURVEYORS NOTES:

- 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. 13:40-5.2(D)."
- The utilities shown have been located from evidence observed on the surface only. The surveyor makes no guarantees that the utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities.
- Location of sub-surface improvements are not part of this survey; Example: oil tanks, sanitary-septic and cess pool systems, wells, gas lines, sewer laterals, water mains, etc.
- Riparian claims, riparian rights and conveyance map were not reviewed or considered part of this survey.
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible or on record at the time of the making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations and any other facts that an accurate and current title search may disclose.
- Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
- Survey is valid only if print has original seal and signature of surveyor.
- Subsurface and environmental conditions were not examined or considered as a part of this survey.
- Subject to any and all easements or restrictions either recorded or unrecorded.
- This survey does not purport to represent or determine Flood Hazard Areas, Riparian Zones, Wetlands Location or Buffer Zones, etc. as established by the Federal Emergency Management Agency and/or the New Jersey Department of Environmental Protection and are not considered part of contractual obligations under this survey. Ultimate user shall secure the services of a certified Ecologist or Engineer.
- Flood plain maps were not reviewed or considered part of this survey.
- The retracement of the boundary depicted herein by the surveyor is based upon the evidence found and recorded and the opinion of the surveyor as to the validity of such evidence, any representation herein is not to publish disparagement of title of the subject property or adjoining land owners. The ultimate users of this survey shall have acknowledged that this survey could be made public and that the surveyor and company have no fiduciary duty or confidentiality obligation to the client or users.
- This survey represents a positional location of recorded deed lines and not to represent or determine ownership to ultimate users of this survey.
- This survey was prepared without the benefit of a full title abstract search. The surveyor highly recommends to all users of this survey that a title search be performed regarding Lot 24, Block 10005 before any proposed improvements or construction.
- Lot Area = 5,575± sq. ft.
- Vertical Datum is NAVD88 utilizing dual freq. diff. GPS. Benchmarks are NGS Cor stations.
- All elevations are shown in US survey feet.
- Contours are 1.0 foot.

METES AND BOUNDS DESCRIPTION:

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 Northerly R.O.W. line of Seventh Street, a 60.00 foot wide R.O.W., said point being located North 67 degrees 49 minutes 30 seconds West 126.00 feet from the Westerly R.O.W. line of Erie Street, a 60.00 foot wide R.O.W., and running thence;

- Along the Northerly R.O.W. line of Seventh Street, North 67 degrees 49 minutes 30 seconds West for a distance of 55.75 feet to a point, thence;
- On a line parallel to Erie Street, North 22 degrees 18 minutes 10 seconds East for a distance of 100.00 feet to a point, thence;
- On a line parallel to Seventh Street, South 67 degrees 49 minutes 30 seconds East for a distance of 55.75 feet to a point, thence;
- On a line parallel to Erie Street, South 22 degrees 18 minutes 10 seconds West for a distance of 100.00 feet to the point and place of beginning as herein described.

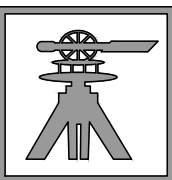
Being known and designated as Lot 24 in Block 10005 on the current tax assessment map of the City of Jersey City.

Being more commonly known as 238-240 Seventh Street, Jersey City, New Jersey.

REVISION DATE	DESCRIPTION	BY
12/10/2021	ADD TOPOGRAPHY	ZM
12/08/2022	REVISED PER REVIEW LETTER	BP

MAP OF PROPERTY OF

TAX LOT 24, BLOCK 10005, A.K.A. 238-240 SEVENTH STREET,
CITY OF JERSEY CITY,
HUDSON COUNTY, NEW JERSEY



DMC ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

6 CAREY AVENUE, BUTLER, NJ 07405
TEL: (973) 838-9187 FAX: (973) 838-4389 INFO@DMCSURVEYING.COM

ROBERT L. CIGOL, N.J.P.L.S. No. 24GS04026100
CERTIFICATE OF AUTHORIZATION No. 24GA27919000

DRAWN BY: ZM	SCALE: 1" = 20'	DATE: 06/23/2021	SHEET No.: 1 OF 1	DMC No.: 2106070
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