

Lakeland Surveying, Inc.

4 West Main Street
Rockaway, NJ 07866
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**Description of Property Situated in
City of Jersey
County of Hudson, New Jersey
Tax Lot 34 Block 1704**

BEGINNING at a point on the Southeasterly sideline of New York Avenue (60' ROW), said point being distant 267.50 feet to the intersection of said sideline of New York Avenue with the Southwesterly sideline of North Street (50' ROW), and running; thence,

- 1) Leaving said sideline of New York Avenue, South 58 degrees 00 minutes 00 seconds East, a distance of 100.00 feet to a point; thence,
- 2) South 32 degrees 00 minutes 00 seconds West, a distance of 37.50 feet to a point; thence,
- 3) North 58 degrees 00 minutes 00 seconds West, a distance of 100.00 feet to a point on said sideline of New York Avenue; thence,
- 4) Along said sideline of New York Avenue, North 32 degrees 00 minutes 00 seconds East, a distance of 37.50 feet to the Point and Place of Beginning.

Containing 3,750 S.F.

Subject to an accurate title search

Subject to documents of record

This description is drawn in accordance with a survey performed by Lakeland Surveying, Inc. dated 02/25/2022.

Marc J. Cifone, P. L. S.
N.J. License No. 24GS04132900



Jeffrey S. Grunn, P.L.S.
NJ License No. 24GS04339900