



ALTA/ACSM SURVEY OF LOT 60, BLOCK 13204
CITY OF JERSEY CITY, HUDSON COUNTY, N.J.
138 GLENWOOD AVENUE, JERSEY CITY, N.J.

LEGAL DESCRIPTION

Description of property located in the Jersey City, Hudson County, New Jersey.

Beginning at a mag nail with disk found in the northeasterly sideline of Glenwood Avenue, said point being distant 381.68 feet measured southeasterly along said sideline of Glenwood Avenue from its intersection with the southeasterly sideline of West Side Avenue, and from said beginning point running;

Thence, (1) Along said northeasterly sideline of Glenwood Avenue, South 63 degrees 00 minutes 00 seconds East, 174.99 feet to a point,

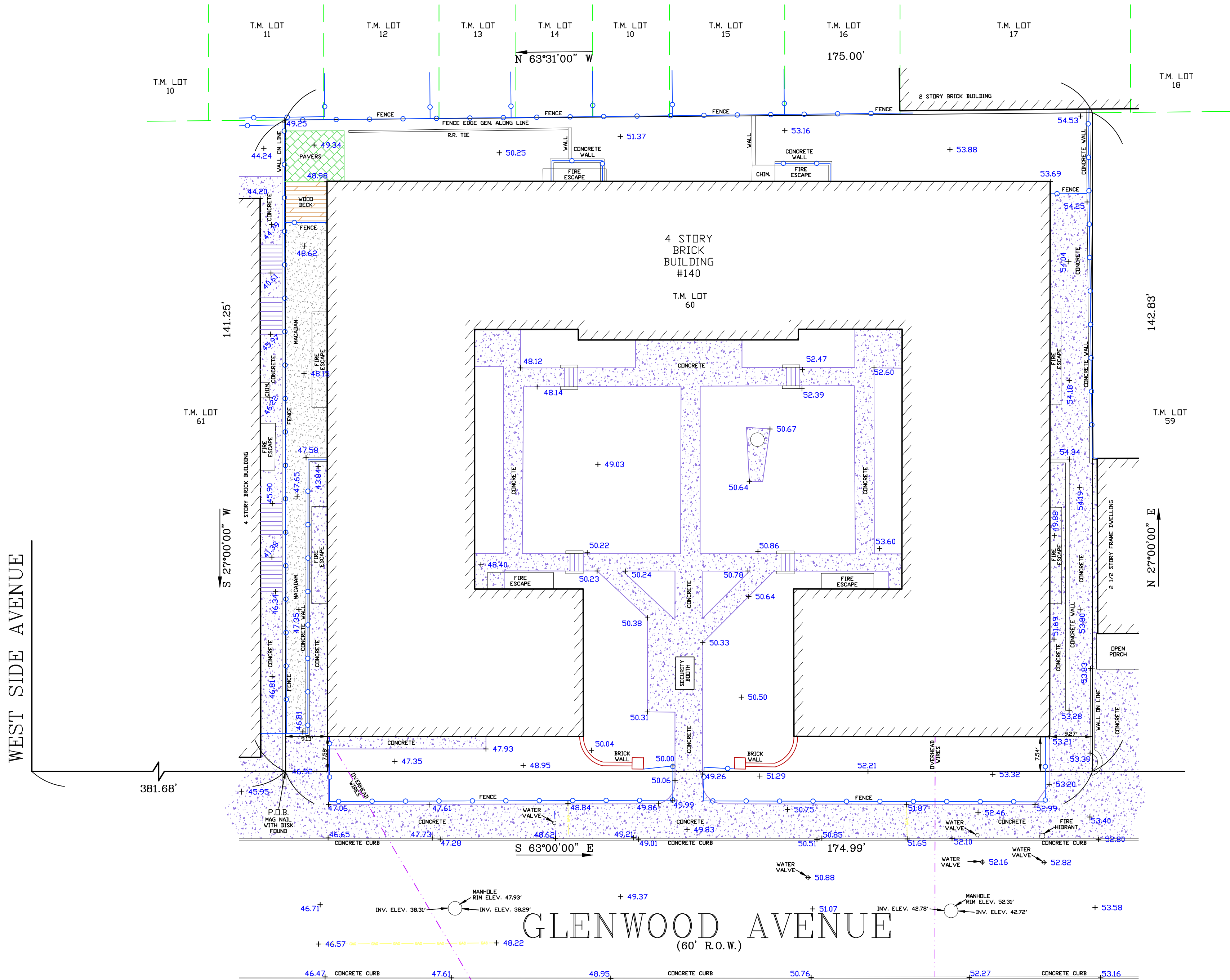
Thence, (2) North 27 degrees 00 minutes 00 seconds East, 142.83 feet to a point,

Thence, (3) North 63 degrees 31 minutes 00 seconds West, 175.00 feet to a point,

Thence, (4) South 27 degrees 00 minutes 00 seconds West, 141.25 feet to the point and place of BEGINNING.

Being in accordance with a survey prepared by KTJ Associates, Neshanic Station, N.J. dated March 4, 2022.

Being Lot 60, Block 13204 on the Jersey City Tax Map.



To Glenwood Projects:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 5, 8, 9, 14, and 16 of Table A thereof. The fieldwork was completed on March 3, 2022.

ANDREW T. KURTLAND
Professional Land Surveyor
No. 1343336
JULY 1998

- NOTES:
- ALL ELEVATIONS SHOWN HEREON ARE ON A NAVD88 DATUM
 - ELEVATIONS BROUGHT TO SITE USING GNSS EQUIPMENT
 - NO PARKING AREAS ON SITE
 - NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON SITE
 - MANHOLE INVERTS ADDED 6-30-2022
 -
 -
 -

AREA=24,856 SQ. FT.
0.57 ACRES

A WRITTEN WAIVER AND DECLARATION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, c.146C(49B-50.3) AND R.J.A.C. 17:27-5.6(a)

THIS SURVEY CERTIFIED TO:
GLENWOOD PROJECTS

CERTIFICATE OF AUTHORIZATION: 0420217000

KTJ ASSOCIATES, LLC
1019 OLD YORK ROAD, NESHANIC STATION, NJ 08853
ANDREW T. KURTLAND
Professional Land Surveyor
(908)754-7888, (908)755-7150 fax

ANDREW T. KURTLAND
Professional Land Surveyor
No. 1343336

CITY OF JERSEY CITY
MUNICIPALITY OF JERSEY CITY
CHECKED BY: AK
SCALE: 1"=15' DATE: 03/04/2022
DESIGNED BY: CT FILE: 63301

THIS SURVEY IS SUBJECT TO ANY CLAIMS OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT REVEAL. THIS OFFICE MAKES NO DETERMINATION AS TO THE EXISTENCE OF EUTELANDS. CERTIFICATION IS MADE ONLY TO ABOVE SHOWN PARTIES. NO LIABILITY IS ASSURED BY SURVEYOR FOR USE OF SURVEY FOR ANY PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFAIRS, SALE OF PROPERTY, OR CONSTRUCTION, INCLUDING FENCES.

0' 15' 30' 45'

- LEGEND
- TAX LOT LINES
 - ELECTRIC MARKOUT
 - WATER MARKOUT
 - GAS MARKOUT
 - FENCE