



ALTA/ACSM SURVEY OF LOTS 61 & 62, BLOCK 13204
CITY OF JERSEY CITY, HUDSON COUNTY, N.J.
146-152 GLENWOOD AVENUE, JERSEY CITY, N.J.

LEGAL DESCRIPTION

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

Beginning at a capped rebar found in the northeasterly sideline of Glenwood Avenue, said point being distant 256.67 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) North 38 degrees 17 minutes 00 seconds East, 140.08 feet to a point,

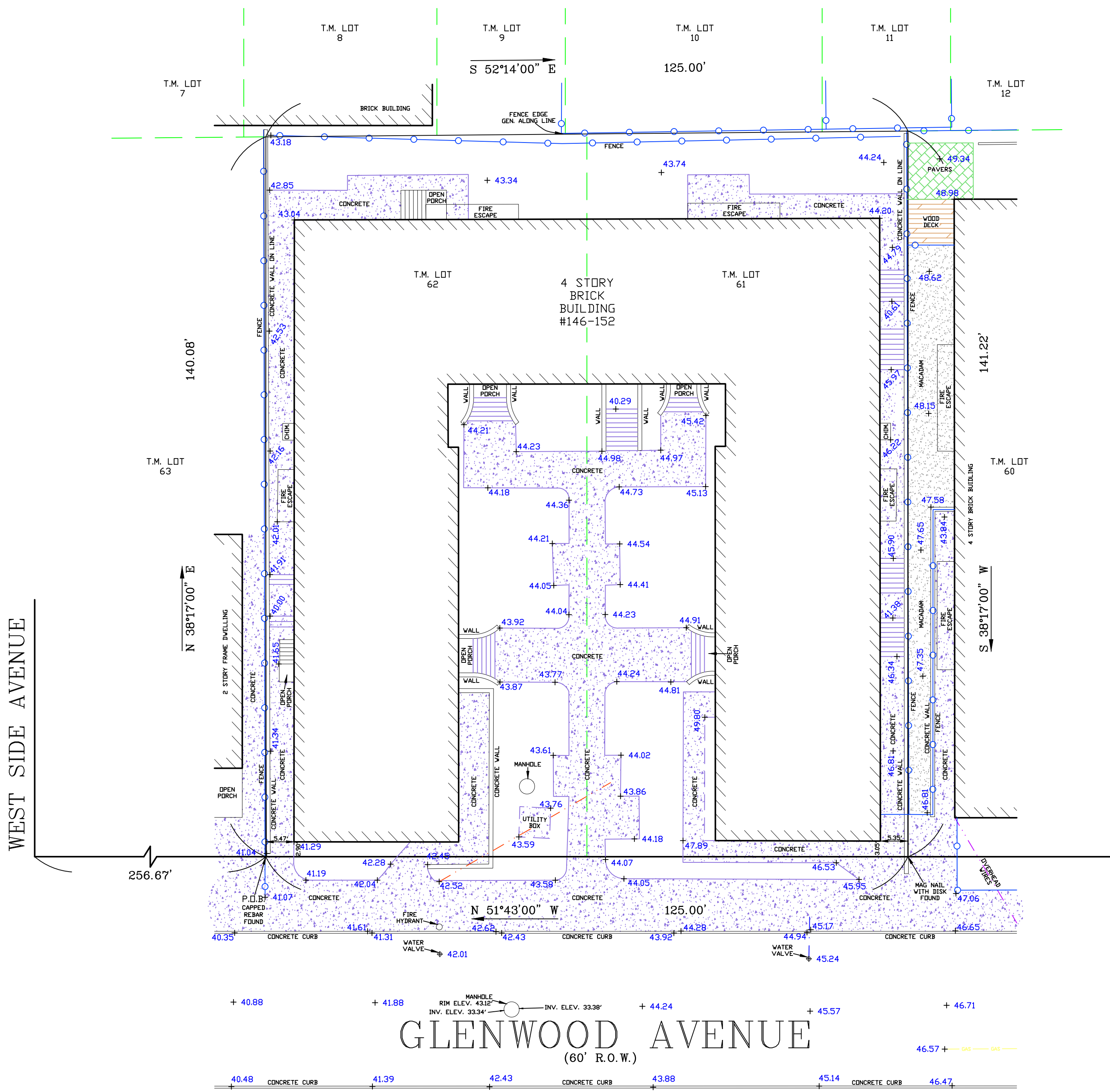
Thence, (2) South 52 degrees 14 minutes 00 seconds East, 125.00 feet to a point,

Thence, (3) South 38 degrees 17 minutes 00 seconds West, 141.22 feet to a mag nail with disk found in said northeasterly sideline of Glenwood Avenue,

Thence, (4) Along said sideline, North 51 degrees 43 minutes 00 seconds West, 125.00 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 Lots 61 and 62, 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 J. KIRTLAND
Professional Land Surveyor
No. 08853
JULY 1998 - PRESENT

- 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
 -
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AREA=17,581 SQ. FT.
0.40 ACRES

A WRITTEN VALUER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, C.I.M.C408-36.20 AND N.J.A.C. 17:27-5.04

CERTIFICATE OF AUTHORIZATION: GA28217800

KTJ ASSOCIATES, LLC
1019 OLD YORK ROAD, NESHANIC STATION, NJ 08853
ANDREW J. KIRTLAND
Professional Land Surveyor
No. 08853
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THIS SURVEY IS SUBJECT TO ANY EXISTING RECORDS AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE. THIS OFFICE MAKES NO DETERMINATION AS TO THE EXISTENCE OF WETLANDS. CERTIFICATION IS MADE ONLY TO ABOVE NAMED PARTIES. NO LIABILITY IS ASSIGNED BY SURVEYOR FOR USE OF SURVEY FOR ANY PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RECORD OF PROPERTY, OR CONSTRUCTION, INCLUDING FENCES.

MUNICIPALITY: CITY OF JERSEY, CHICKEN
SCALE: 1"=15' DATE: 03-04-2022
CHECKED BY: AK
FILE: 63308

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

