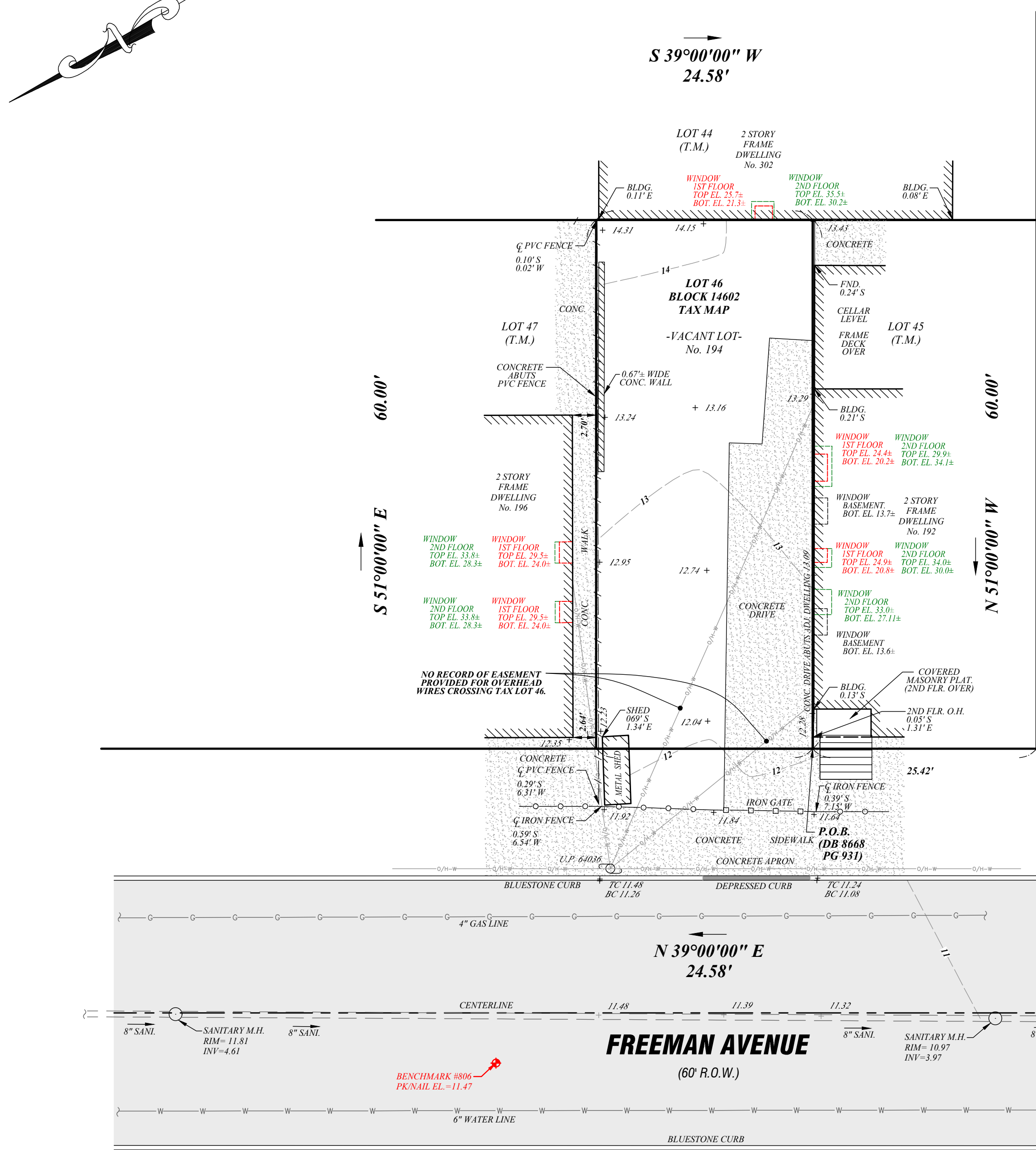
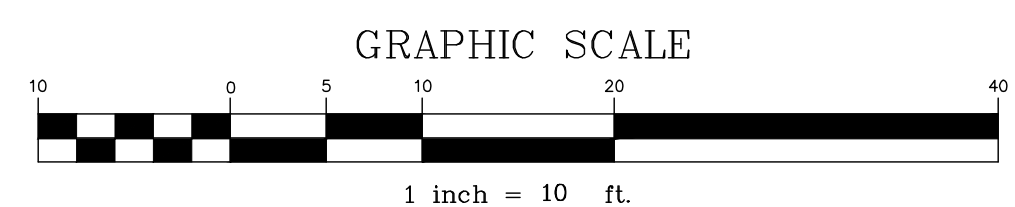


REF. DB 8668 PG 931



DUNCAN AVENUE
(80' R.O.W.)

FREEMAN AVENUE
(60' R.O.W.)



LEGEND	
WATER VALVE	WV
UTILITY POLE	UP
BENCHMARK	BM
WATER LINE (U/G)	—W—W—
GAS LINE (U/G)	—G—G—
WIRES (OVERHEAD)	—O/H—W—
IRON FENCE FENCE	—O—O—O—
IRON GATE	—□—□—□—
PVC FENCE	—/—/—/—
CONCRETE WALL	—//—//—//—
ADJ. BASEMENT WINDOW	—- - - - -
ADJ. 1ST FLOOR WINDOW	— · · · · ·
ADJ. 2ND FLOOR WINDOW	— · · · · ·

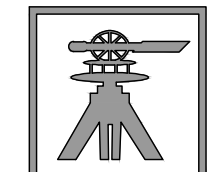
SURVEYORS NOTES:

- 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.
- 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)."
- 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 Tax Lot 46, Block 14602 before any proposed improvements or construction.
- Lot Area = 1,474± sq. ft.
- Reference Subdivision Deed: Deed Book 8668 Page 931.
- Vertical Datum is NAVD88 utilizing dual freq. diff. GPS.
- All elevations are shown in US survey feet.
- Contour Interval is 1.0 Foot.

REVISION DATE	DESCRIPTION	BY

BOUNDARY AND TOPOGRAPHY SURVEY OF

TAX LOT 46, BLOCK 14602, A.K.A. 194 FREEMAN AVENUE,
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: JAD	SCALE: 1" = 10'	DATE: 09-19-2022	SHEET No.: 1 OF 1	DMC No.: 2209019
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