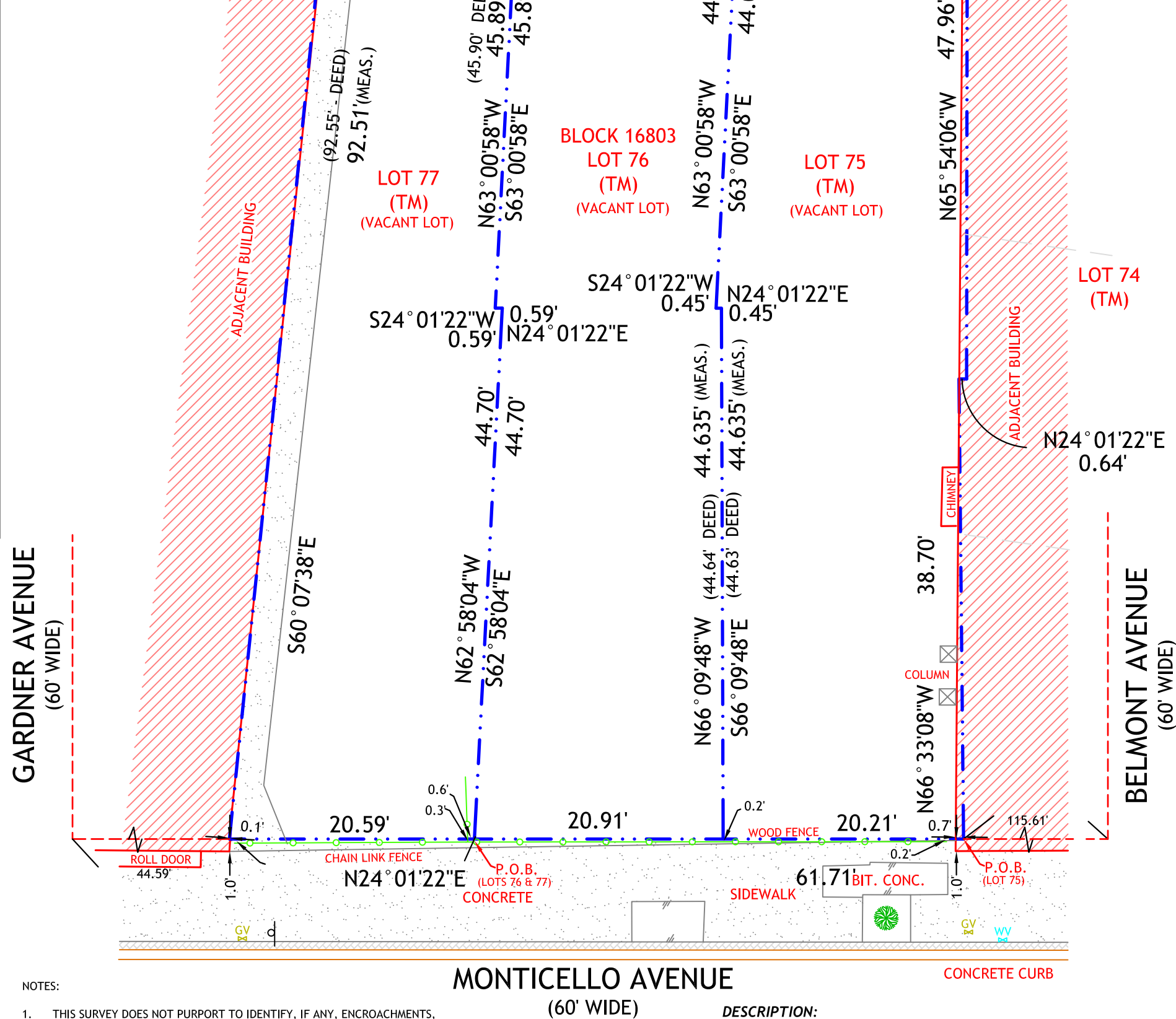


" A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS  
HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO  
P.L.2003, C.14 ( C45:8-36.3) AND NJAC 13:40-5.1 ( D) "

- LEGEND:
- SIGN
  - WATER VALVE
  - GAS VALVE
  - FENCE LINE
  - CONCRETE PAVING
  - EDGE OF BITUMINOUS
  - CONCRETE PAVING
  - BRICK PAVERS
  - OVERHEAD WIRE



NOTES:

- THIS SURVEY DOES NOT PURPORT TO IDENTIFY, IF ANY, ENCROACHMENTS, WETLANDS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GROUND;
- PROPERTY SUBJECT TO DOCUMENTS OF RECORD;
- NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF N.J. AS TIDELANDS;
- NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE LAND SURVEYOR FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION EITHER DIRECTLY OR INDIRECTLY.
- ONLY COPIES FROM THE ORIGINAL SURVEY MARKED WITH AN ORIGINAL PROFESSIONAL LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED VALID COPIES;
- SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE N.J. STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS;
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW;
- OFFSETS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR ANY CONSTRUCTION OF PERMANENT STRUCTURES i.e. BUILDINGS, SHEDS, FENCES, ETC.

DESCRIPTION:

BEING KNOWN AS LOTS 75, 76 & 77 IN BLOCK 16803 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY.

CERTIFIED TO:

170 MONTICELLO LLC;  
BROAD X FUNDING LLC, its successors and/or assigns, as their interests may appear;  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;  
LANDMARK ABSTRACT AGENCY LLC.

ALAN R. BOETTGER

PROFESSIONAL LAND SURVEYOR  
N.J. LICENSE NO. 41997

CLEARPOINT  
SERVICES LLC  
Professional Land Surveyors

Headquarters | 2105 W. County Line Rd. | Suite 8 | Jackson, NJ 08527  
New York Office | 390 Broadway | Suite 3 | Monticello, NY 12701  
732-905-5463  
www.clearpointservices.com

CERTIFICATE NO. 24GA28115000

JOB NO. 19-32361(362 & 363)

SCALE 1"=10'

DATE: 12-05-19

TITLE NO. LAANJ-6681

PM - RG

PLAN OF SURVEY  
PREPARED FOR  
170.5, 170 & 174  
MONTICELLO AVENUE  
~LOTS 75, 76 & 77 ~BLOCK 16803~  
SITUATED IN THE  
CITY OF JERSEY CITY,  
HUDSON COUNTY, NJ