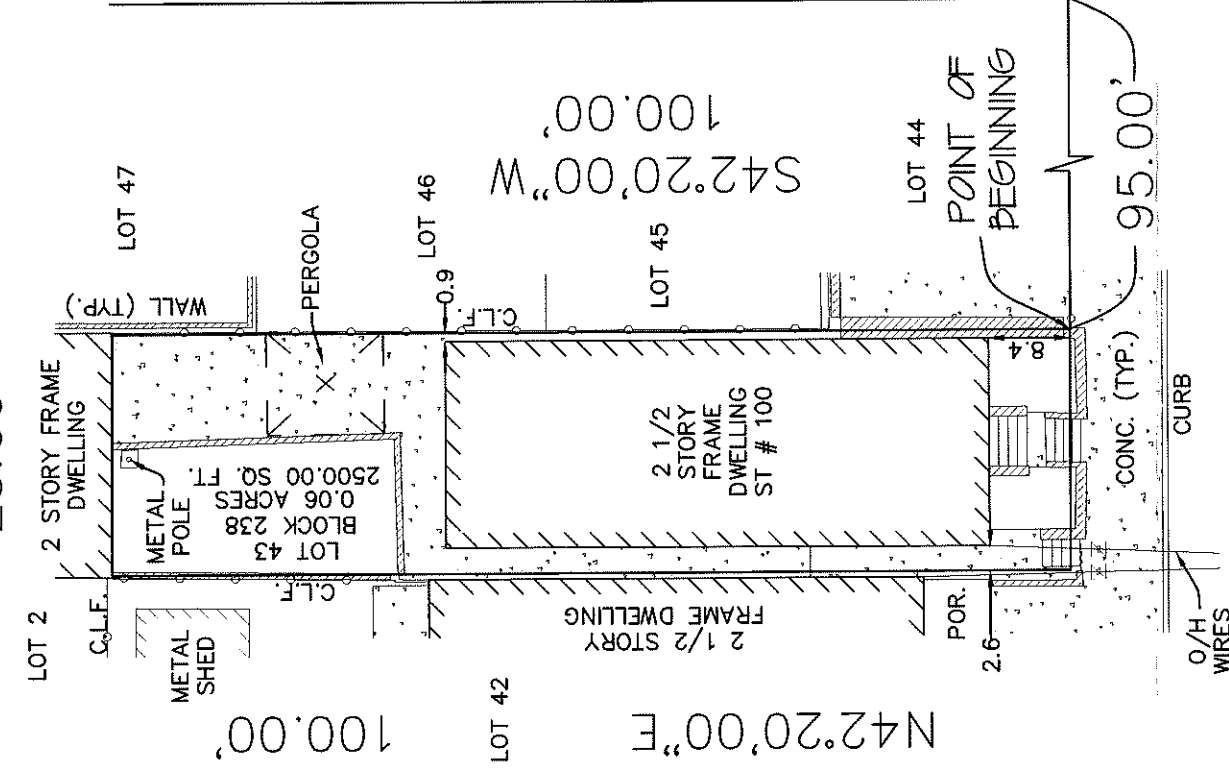


LOT 1
S47°34'00"E
25.00'



JOHN F. KENNEDY BOULEVARD
(100.00)

N47°34'00"W
25.00'

WEST 17TH STREET
(50.00)

DEED REFERENCE:
BOOK 7165
PAGE 290

CERTIFICATION:
ALEXANDER FREEMAN MACKNIGHT AND ABEL A. REYES
LAW OFFICE OF MICHAEL C SCHONBERGER
ALLIED TITLE, LLC (13069-NJ-21)
FIRST AMERICAN TITLE INSURANCE COMPANY
NJ LENDERS CORP., ITS SUCCESSORS AND/OR ASSIGNS, AS
THEIR INTEREST MAY APPEAR

- NOTE:**
1. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A COMPLETE TITLE SEARCH NOT PROVIDED FOR THIS SURVEY
 2. THIS SURVEY MAKES NO CLAIMS OF RIPARIAN RIGHTS OR A TIDELAND CLAIM
 3. SURVEY MAY BE SUBJECT TO WETLANDS AND WETLAND BUFFERS
 4. ONLY VISIBLE UTILITIES WERE LOCATED ON THIS SURVEY, THE LOCATION OF UNDERGROUND UTILITIES AND SEWERS HAVE NOT BEEN LOCATED AND ARE NOT REPRESENTED ON THIS SURVEY
 5. CALL BEFORE YOU DIG 811 SHOULD BE CALLED BEFORE THE PLANNING OR COMMENCEMENT OF ANY CONSTRUCTION WORK
 6. SURVEY MAY BE SUBJECT TO POSSIBLE WRITTEN, NECESSITY AND PRESCRIPTION EASEMENTS
 7. THE USE OF THIS PLAN FOR A "SURVEY AFFIDAVIT" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID
 8. THE USE OF THIS SURVEY FOR ANY INDIVIDUAL WHO IS NOT LISTED IN THE "CERTIFICATION" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID

NOTE: WAIVER OF SETTING CORNER MARKERS OBTAINED FROM THE ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 13:40-5.2

Leeper Land Group, LLC

Professional Land Surveyors
767 Brunswick Pike
Lambertville N.J. 08530

LLG

p. 609 571 3955
f. 609 571 9490
www.leepergroup.com

CERTIFICATE OF AUTHORIZATION 24GA28232100

Revision _____ Date _____ By _____

Scale:	Date:	Drawn By:	Job Number:
1" = 20'	10-16-2021	A.M.	21-2198

PLAN OF SURVEY
TAX LOT 43 BLOCK 238
100 WEST 17TH STREET
CITY OF BAYONNE
COUNTY OF HUDSON
STATE OF NEW JERSEY

DAREN C. LEEPER
N.J. Professional Land Surveyor

10-16-2021

DATE
GS 43340

A-10