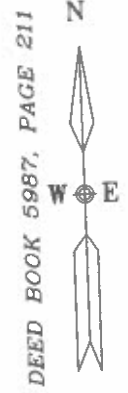
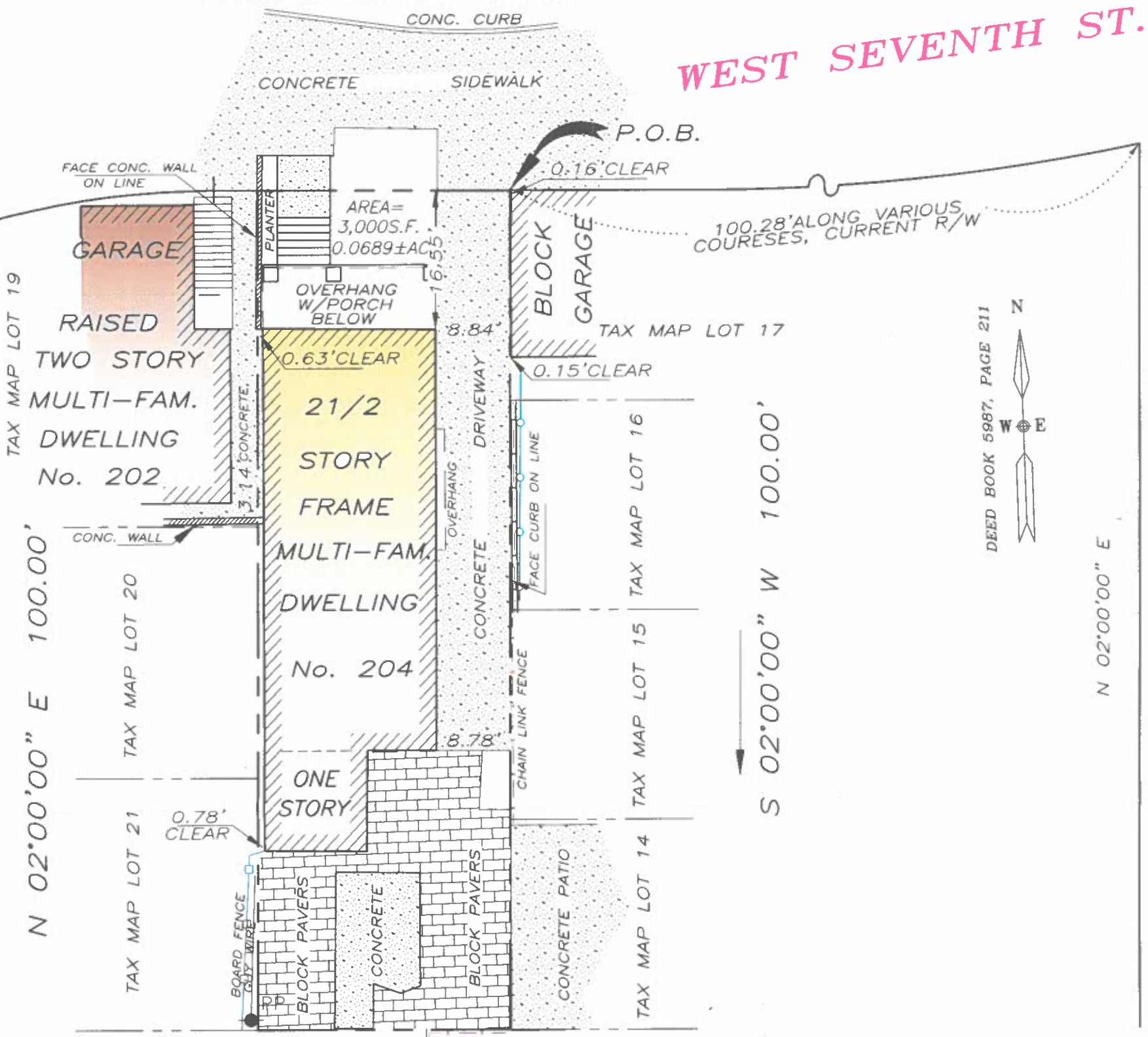


**J. F. KENNEDY MEMORIAL BLVD. (VARIABLE)  
FORMERLY HUDSON COUNTY BOULEVARD**

S 88°00'00" E 30.00'

**WEST SEVENTH ST.**



**HUMPHREYS AVENUE (60')**

**THIS SURVEY IS MADE FOR THE BENEFIT OF:**

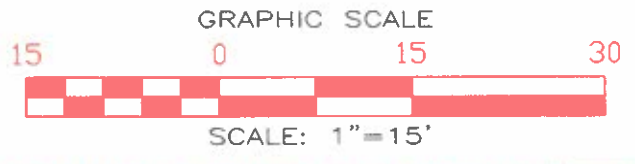
TPV PROPERTY LLC  
WESTCOR LAND TITLE INSURANCE COMPANY  
AGILITY TITLE LLC  
ANTHONY J. BIANCIELLA, ESQUIRE

I DECLARE THAT THIS PLAN IS BASED ON A FIELD SURVEY MADE ON JUNE 7, 2023, BY ME, OR UNDER MY IMMEDIATE SUPERVISION, IN ACCORDANCE WITH N.J.A.C. 13:40-5.1, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, CORRECTLY REPRESENTS THE CONDITIONS FOUND ON THE DATE OF THE FIELD SURVEY, EXCEPT SUCH EASEMENTS, IF ANY, BELOW THE SURFACE OF THE LANDS AND NOT VISIBLE.

THIS PLAN IS MADE TO PROVIDE INFORMATION TO THE TITLE INSURER SO THAT IT MAY INSURE TITLE TO THE LANDS SHOWN HEREON AND FOR THE MORTGAGE HOLDER NAMED ABOVE. THIS DECLARATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES FOR THIS TRANSACTION ONLY AND NOT TRANSFERABLE, EXCEPT AS PROVIDED HEREON.

**NOTES:**

- DIMENSIONS SHOWN TO THE STRUCTURE ARE FROM THE FOUNDATION OF THE STRUCTURE PERPENDICULAR TO THE PROPERTY LINE (UNLESS OTHERWISE NOTED).
- DIMENSIONS SHOWN TO TREES & SHRUBS ARE FROM THE CENTER OF THE TREE OR SHRUB PERPENDICULAR TO THE PROPERTY LINE.
- NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
- 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. 13:40-5.1(d).
- THIS SURVEY IS BASED ON THE FOLLOWING DOCUMENTS:
- DEED BOOK 7358, PAGE 180
- DEED BOOK 9006, PAGE 394
- DEED BOOK 9357, PAGE 335
- DEED BOOK 5987, PAGE 211
- DEED BOOK 8680, PAGE 320
- DEED BOOK 5446, PAGE 456



THIS SURVEY IS FOR THIS TRANSACTION ONLY. THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR ASSUMES NO LIABILITY IF THIS SURVEY IS ILLEGALLY USED FOR A SURVEY AFFIDAVIT OF NO CHANGE.

		<b>TEUNISEN SURVEYING &amp; PLANNING CO., INC.</b>						
		CERTIFICATE OF AUTHORIZATION No. GA 276928						
		RECORDS OF: L.T. CHURCHILL; C. ALFRED ENANDER; V. FASANO; ARTHUR LEHNOX; GRANT H. LEHNOX; WALTER A. KAPKA; ALBERT J. ST. LOUIS						
		58 GREENBROOK ROAD, GREEN BROOK, NEW JERSEY 08812						
		TELEPHONE: (908) 233-3550 E-MAIL: ED@TEUNISENSURVEYING.COM						
		<b>BOUNDARY RETRACEMENT SURVEY OF PROPERTY KNOWN AS</b>						
		<b>TAX MAP LOT 18 BLOCK 303</b>						
		SITUATED IN THE						
		<b>CITY OF BAYONNE, HUDSON COUNTY, NEW JERSEY</b>						
		<i>Edward R. Teunisen</i> 06.09.23						
		EDWARD R. TEUNISEN						
		NEW JERSEY PROFESSIONAL LAND SURVEYOR No. 23140						
		PENNSYLVANIA PROFESSIONAL LAND SURVEYOR No. 025234-E						
		NEW JERSEY PROFESSIONAL PLANNER No. 01893						
		SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE IN RED INK AND HAS RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR.						
INITIALS	DATE	TITLE NO:	DWG. BY:	CHECKED BY:	DATE:	SCALE:	TSP. No.	
		AT 24030	L.A.	E.R.T.	6-09-23	1"=15'	31017	1