



JOHNSTON AVENUE
(70' R.O.W.)

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)."
- All setback lines shown herein are per filed map and are not considered a current zoning review.
- 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 20, 21, 22, 23, 24, & 25, Block 17504 before any proposed improvements or construction.

Lot Areas:

Lot 20 Area =	1,250± sq. ft.
Lot 21 Area =	1,250± sq. ft.
Lot 22 Area =	2,500± sq. ft.
Lot 23 Area =	2,500± sq. ft.
Lot 24 Area =	2,500± sq. ft.
Lot 25 Area =	2,500± sq. ft.
Combined Lot Area =	12,500± sq. ft.

- Vertical Datum is NAVD88 utilizing dual freq. diff. GPS.
- All elevations are shown in US survey feet.
- Contour Interval is 1.0 Foot.

MAP REFERENCE:

· A Map Entitled "Map of Property of Cornelius Van Home and others situate in Jersey City, N.J.". Said map being filed in the Hudson County Register's Office on October 04, 1890 as Map No. 981.

REVISION DATE	DESCRIPTION	BY

BOUNDARY AND TOPOGRAPHY SURVEY OF
TAX LOT 20, 21, 22, 23, 24, & 25, BLOCK 17504,
A.K.A.118-128 MONITOR STREET
CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY

DMC ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
211 MAIN STREET, BUTLER, NJ 07405
TEL: (973) 838-9187 FAX: (973) 838-4389 INFO@DMCSURVEYING.COM

Digitally signed by Robert Cigol
Date: 2023.06.06 12:07:41 -04'00'
ROBERT L. CIGOL, N.J.P.L.S. No. 24GS04026100
CERTIFICATE OF AUTHORIZATION No. 24GA27919000

DRAWN BY: JAD	SCALE: 1" = 20'	DATE: 03-29-2022	SHEET No.: 1 OF 1	DMC No.: 2203026
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LOT OWNERSHIP:
 LOT 20: LANDS NOW OR FORMERLY JOHNSTON II ASSOC.,LLC [DB 8239 PG 326]
 LOT 21: LANDS NOW OR FORMERLY ADUSUMILLI, MURALI K. [DB 8832 PG 99]
 LOT 22: LANDS NOW OR FORMERLY ADUSUMILLI, MURALI K. [DB 8832 PG 99]
 LOT 23: LANDS NOW OR FORMERLY JOHNSTON II ASSOC.,LLC [DB 8267 PG 106]
 LOT 24: LANDS NOW OR FORMERLY JOHNSTON II ASSOC.,LLC [DB 8239 PG 339]
 LOT 25: LANDS NOW OR FORMERLY LDF II, LLC [DB 9499 PG 687]

LEGEND

UTILITY POLE	
WATER LINE (U/G)	
GAS LINE (U/G)	
WIRES (OVERHEAD)	
POST AND RAIL FENCE	
GATE	
CHAIN LINK FENCE	
CONCRETE WALL	
DECIDUOUS TREE	

