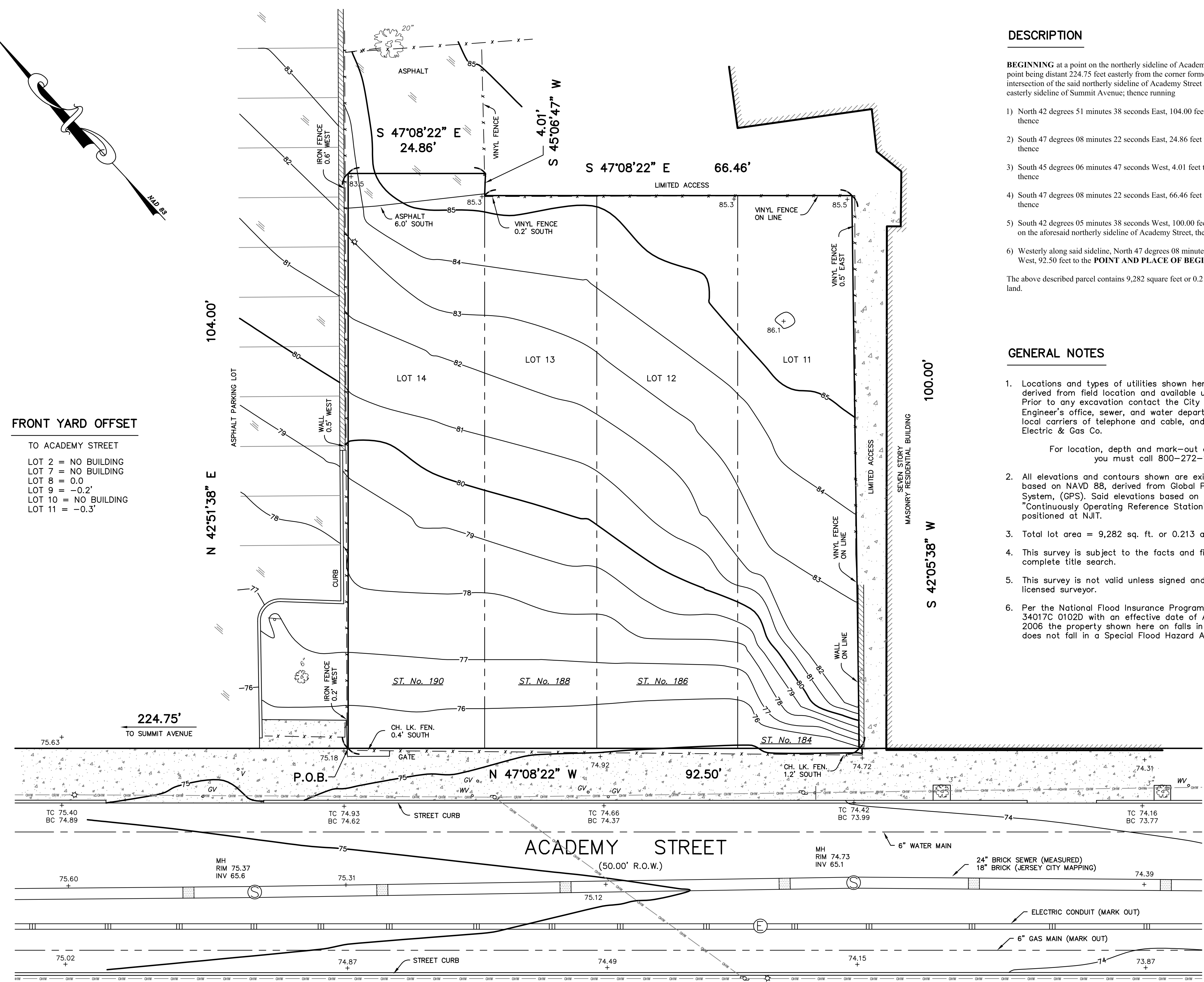


FRONT YARD OFFSET
 TO ACADEMY STREET
 LOT 2 = NO BUILDING
 LOT 7 = NO BUILDING
 LOT 8 = 0.0
 LOT 9 = -0.2'
 LOT 10 = NO BUILDING
 LOT 11 = -0.3'



DESCRIPTION

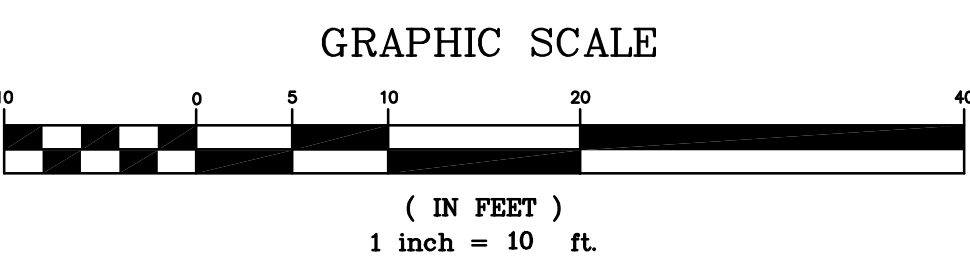
BEGINNING at a point on the northerly sideline of Academy Street, said point being distant 224.75 feet easterly from the corner formed by the intersection of the said northerly sideline of Academy Street and the easterly sideline of Summit Avenue; thence running

- 1) North 42 degrees 51 minutes 38 seconds East, 104.00 feet to a point, thence
- 2) South 47 degrees 08 minutes 22 seconds East, 24.86 feet to a point, thence
- 3) South 45 degrees 06 minutes 47 seconds West, 4.01 feet to a point, thence
- 4) South 47 degrees 08 minutes 22 seconds East, 66.46 feet to a point, thence
- 5) South 42 degrees 05 minutes 38 seconds West, 100.00 feet to a point on the aforesaid northerly sideline of Academy Street, thence
- 6) Westerly along said sideline, North 47 degrees 08 minutes 22 seconds West, 92.50 feet to the **POINT AND PLACE OF BEGINNING**.

The above described parcel contains 9,282 square feet or 0.213 acres of land.

GENERAL NOTES

1. Locations and types of utilities shown hereon are derived from field location and available utility maps. Prior to any excavation contact the City of Jersey City Engineer's office, sewer, and water departments, the local carriers of telephone and cable, and Public Service Electric & Gas Co.
 For location, depth and mark-out of utilities you must call 800-272-1000
2. All elevations and contours shown are existing and are based on NAVD 88, derived from Global Positioning System, (GPS). Said elevations based on the "Continuously Operating Reference Station" (CORS), positioned at NJIT.
3. Total lot area = 9,282 sq. ft. or 0.213 acres.
4. This survey is subject to the facts and findings of a complete title search.
5. This survey is not valid unless signed and sealed by the licensed surveyor.
6. Per the National Flood Insurance Program Map No. 34017C 0102D with an effective date of August 16, 2006 the property shown here on falls in Zone X and does not fall in a Special Flood Hazard Area.

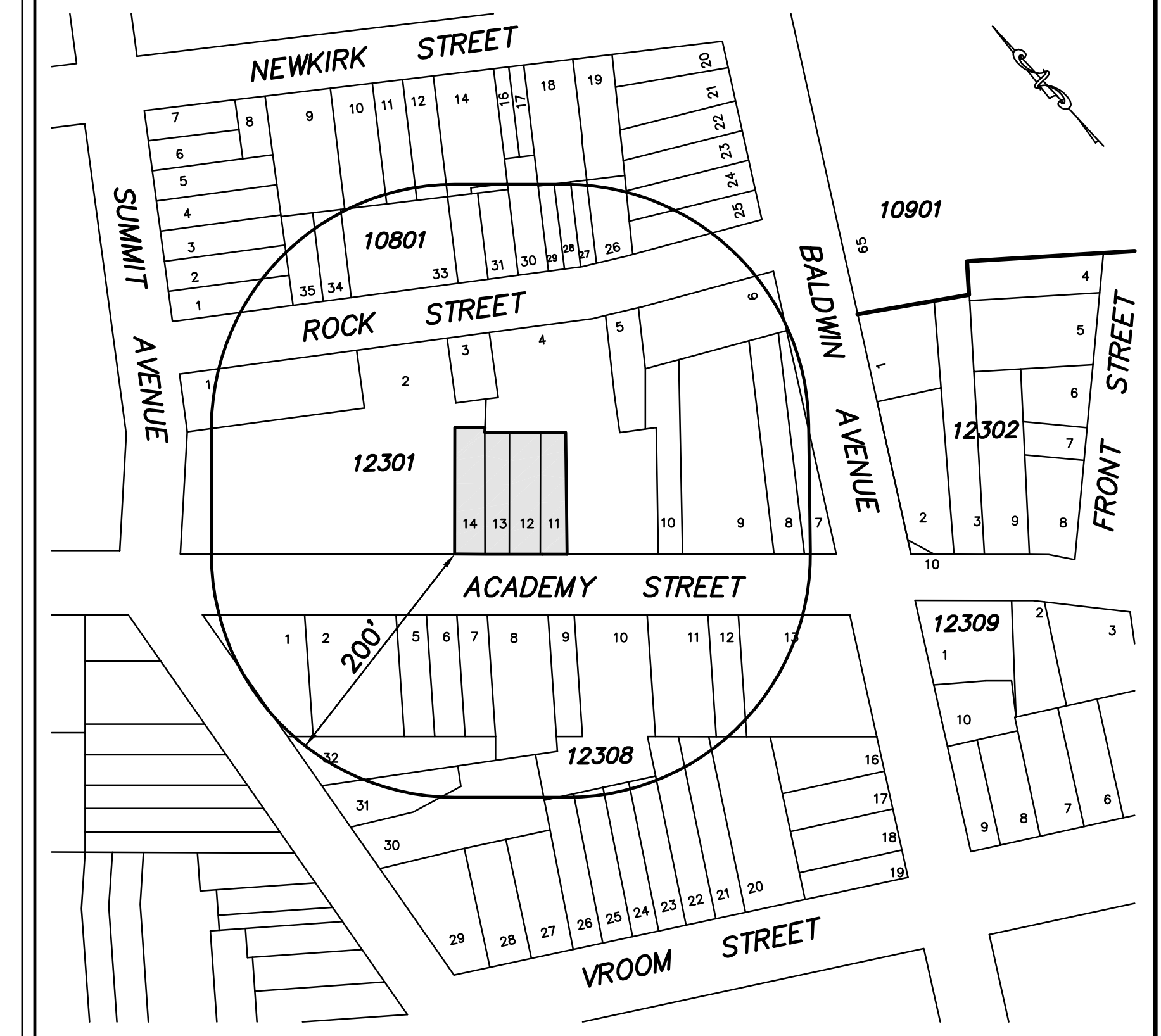


LEGEND

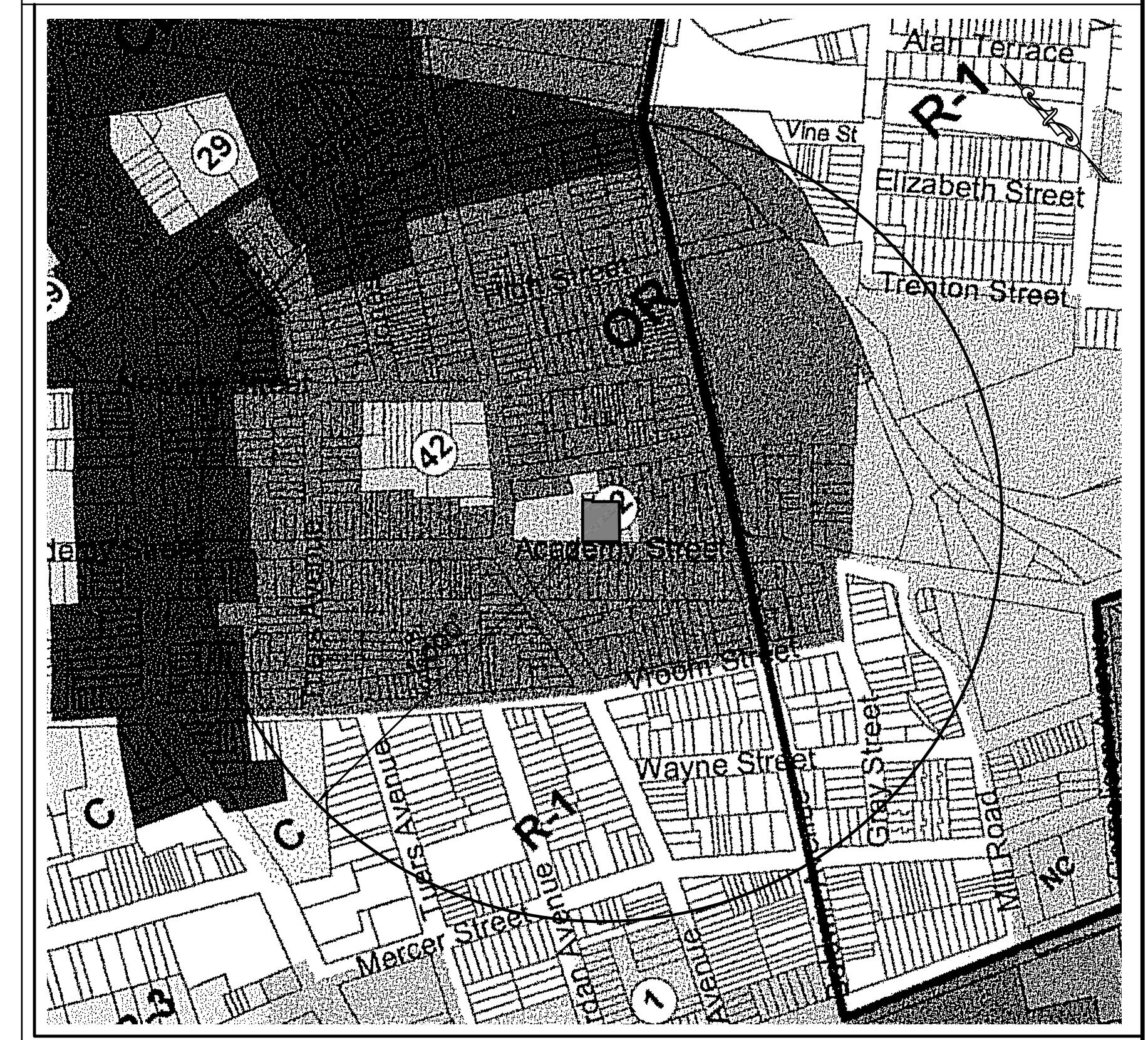
	PROJECT BOUNDARY LINE		DIRECTION OF SEWER FLOW		UNMARKED VALVE
	OVERHEAD WIRES		FENCE		OIL FILL CAP
	CURB LINE		SPOT ELEVATION		WATER VALVE
	DROP CURB		EXISTING CONTOUR LINE		GAS VALVE
	TELEPHONE MANHOLE		TRAFFIC LIGHT		MONITORING WELL
	ELECTRIC MANHOLE		DECIDUOUS TREE (TREE DIAMETER)		FIRE HYDRANT
	SANITARY MANHOLE		EVERGREEN TREE (TREE DIAMETER)		SIGN POST
	UNMARKED MANHOLE		CONCRETE		LIGHT POLE
	STORM DRAIN MANHOLE		ASPHALT		UTILITY POLE
	CATCH BASIN				PARKING METER
	INLET				



SITE PHOTO



200' RADIUS AREA MAP
SCALE: 1"=100'



1,000' RADIUS ZONING MAP
SCALE: 1"=300'

No.	DATE	DESCRIPTION	BY

BOUNDARY & TOPOGRAPHIC SURVEY
 OF
 184-190 ACADEMY STREET
 LOTS 11-14 IN BLOCK 12301 ON TAX MAPS OF
 (FORMERLY LOTS 12, 13A, 13E, 13F IN BLOCK 1883)
 CITY OF JERSEY CITY HUDSON COUNTY NEW JERSEY

PREPARED FOR
STRATEGIC PROPERTIES, LLC

PRONESTI

SURVEYING, INC.
 PROFESSIONAL LAND SURVEYORS

870 POMPTON AVENUE, SUITE B1
 CEDAR GROVE, NJ 07009
 TEL. (973) 857-3319 • FAX (973) 857-3608
 www.PRONESTI.com
MICHAEL PRONESTI, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 NJ LIC. No. 37605

NJ CERTIFICATE OF AUTHORIZATION: 246A28072100	
DRAWN BY: M. STEFANO	DATE: 11-21-2014
CHECKED BY: M. PRONESTI	SCALE: 1"=10'
JOB No. 51519	SHEET 1 OF 1