

Miscellaneous Notes

- MN1 PROPERTY SUBJECT TO DOCUMENTS OF RECORD.
- MN2 OFFSETS OR DIMENSIONS FROM THE PROPERTY LINES TO STRUCTURES OR IMPROVEMENTS ARE SHOWN FOR THE SPECIFIC PURPOSE OF INTERPRETATION OF COMPLIANCE WITH ZONING AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR GUIDE THE ERECTION OF FENCES OR ANY OTHER IMPROVEMENTS TO THE LAND.
- MN3 CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF, TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- MN4 AT THE TIME OF THE ALTA SURVEY, THERE WAS NO EVIDENCE OF CONSTRUCTION
- MN5 THERE WAS NO FIELD EVIDENCE OR DOCUMENTS PROVIDED OF CEMETERIES AND/OR BURIAL GROUNDS ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.
- MN6 AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY CHANGES OF STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED.
- MN7 THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- MN8 AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- MN9 ALL CALLS HEREON ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.
- MN10 THE ADDRESS OF THE PROPERTY PER RECORD DOCUMENTS WAS NOT POSTED NOR OBSERVED IN THE FIELD AT THE TIME OF THE SITE VISIT.
- MN11 THERE IS DIRECT PHYSICAL PEDESTRIAN ACCESS TO THE SUBJECT PROPERTY VIA MONITOR STREET AND MAPLE STREET BEING A PUBLIC RIGHT-OF-WAY. THERE IS VEHICULAR ACCESS TO THE SUBJECT PROPERTY VIA DRIVEWAY ON MONITOR AND MAPLE STREETS BEING PUBLIC RIGHT-OF-WAY
- MN12 THE AREA OF THE SUBJECT PROPERTY EQUALS 10,000 SQ. FT. OR 0.230 ACRES MORE OR LESS.
- MN13 NO IMPROVEMENTS WERE NOTED IN OFFSITE EASEMENTS
- MN14 THE SURVEYOR WAS NOT PROVIDED A WETLAND REPORT.
- MN15 MONUMENTS WERE NOT FOUND AT THE TIME OF SURVEY

Significant Observations

A NO SIGNIFICANT OBSERVATIONS AT TIME OF SURVEY

Items Corresponding to Schedule B

8 ANY AND ALL TERMS, CONDITIONS, EASEMENTS, RIGHT OF WAYS, RESERVATIONS, RESTRICTIONS, PROVISIONS, LIMITATIONS, SET-BACK LINES AND/OR REQUIREMENTS AS SET FORTH ON FILED MAP NO. 1076. NONE SHOWN ON MAP

SURVEY REFERENCES

SR 1 TAX ASSESSMENT MAP OF THE CITY OF JERSEY CITY, COUNTY OF HUDSON, NEW JERSEY

Vicinity Map



Legend of Symbols & Abbreviations

	MONUMENT FOUND		UTIL. POLE		SAN. SEWER LINE
	IRON PIPE/CAP FOUND		GUY WIRE		SEWER MANHOLE
	TREE		BURIED ELECTRIC		CLEAN OUT
	LANDSCAPING		OH WIRES OVERHEAD ELECTRIC		STORM DRAIN LINE
	HANDICAP		ELEC. MANHOLE		STORM DRAIN MANHOLE
	STOP SIGN		ELECTRIC METER		STORM INLET
	SIGN		WATER LINE		CURB INLET
	NUMBER OF PARKING		WATER VALVE		DOUBLE CATCH BASIN
	WALL-MOUNTED LIGHT		WATER METER		PAY PHONE
	GAS VALVE		HYDRANT		TELEPHONE BOX
	GAS METER		LIGHT POLE		TELEPHONE MANHOLE
	UNDERGROUND GAS MARKER		BOLLARD		TELEPHONE POLE
	GAS LINE		UNKNOWN MANHOLE		UNDERGROUND TELEPHONE MARKER

Zoning Information

MORRIS CANAL REDEVELOPMENT PLAN (FORMERLY KNOWN AS THE GARFIELD - LAFAYETTE REDEVELOPMENT PLAN)
AS ADOPTED BY THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY - MARCH 1999
AMENDED OCTOBER 23, 2019 – ORD. 19-145
"TOD-WEST" DISTRICT

Record Description

All that certain lot, piece or parcel of land with the buildings and improvements thereon erected, situate lying and being in the City of Jersey City, County of Hudson, State of New Jersey;

Known and designated as Lots 13, 14, 15, and 16 in Block 459 as set forth on a certain map entitled, "Map of Property of Mrs. Jane Vreeland, situated at Lafayette, Jersey City, New Jersey", situated in City of Jersey City, Hudson County, State of New Jersey, which map was filed in the Hudson County Clerks Office on June 20, 1894 as Map No. 1076.

Beginning at the intersection of the southerly line of Maple Street with the easterly line of Monitor Street and running; thence

- 1) Along the southerly line of Maple Street, South 40 degrees 30 minutes 00 seconds East, a distance of 100.00 feet to a point, thence
- 2) South 49 degrees 30 minutes 00 seconds West, a distance of 100.00 feet to a point; thence
- 3) North 40 degrees 00 minutes 00 seconds West a distance of 100.00 feet to a point in the easterly line of Monitor Street; thence
- 4) Along the easterly line of Monitor Street, North 49 degrees 30 minutes 00 seconds East, a distance of 100.00 feet to the point and place of beginning.

FDR INFORMATIONAL PURPOSES ONLY: Also known as Lot 37 in Block 15802 on the City of Jersey City Tax Map, AND 62 MONITOR STREET JERSEY CITY, NJ 07304.

CONTAINING 22,579 SF ±, OR 0.518 AC ±

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE OLD REPUBLIC TITLE INSURANCE COMPANY Title Commitment File No. G-71732-OR dated MARCH 10, 2020.

AS SURVEYED LEGAL DESCRIPTION:

Beginning at the intersection of the southerly line of Maple Street with the easterly line of Monitor Street and running; thence

- 1) Along the southerly line of Maple Street, South 40 degrees 30 minutes 00 seconds East, a distance of 100.00 feet to a point, thence
- 2) South 49 degrees 30 minutes 00 seconds West, a distance of 100.00 feet to a point; thence
- 3) North 40 degrees 30 minutes 00 seconds West a distance of 100.00 feet to a point in the easterly line of Monitor Street; thence
- 4) Along the easterly line of Monitor Street, North 49 degrees 30 minutes 00 seconds East, a distance of 100.00 feet to the point and place of beginning.

FDR INFORMATIONAL PURPOSES ONLY: Also known as Lot 37 in Block 15802 on the City of Jersey City Tax Map, AND 68 MONITOR STREET JERSEY CITY, NJ 07304.

ALTA/NSPS Land Title Survey

BLOCK 15802 LOT 37
68 Monitor Street
F/K/A 62-68 MONITOR STREET
Jersey City, NJ
Hudson County

Based upon Title Commitment File No. G-71732-OR dated MARCH 10, 2020

Surveyor's Certification

FD MONITOR, LLC, OLD REPUBLIC TITLE INSURANCE COMPANY, AND CIT BANK, N.A., AS ADMINISTRATIVE AGENT ON BEHALF OF ITSELF AS A LENDER AND CERTAIN OTHER LENDERS, AND THEIR RESPECTIVE SUCCESSORS, NOMINEES AND ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES TABLE A ITEMS 1, 2, 3, 4 (IN SQUARE FEET OR ACRES), 6(A), 6(B), 8, 9, 11, 13, 16, 17, 18, AND 19, AND IF BUILDINGS ARE LOCATED ON THE LAND, TABLE A ITEMS 7(A), 7(B)(1), 7(B)(2), 7(C), 10(A), AND 10(B) OF THE TABLE A, AND IN ADDITION AS TABLE A ITEM 21 THE FOLLOWING: 21(A), 21(B), 21(C), 21(D), 21(E), 21(F), 21(G), 21(H), 21(I), 21(J) AND 21(K).

The field work was completed on MARCH 4, 2020.

REVISION	DESIGNER:
1. 05/13/2020 PER COMMENTS AND NEW TITLE	DRAWN BY: BM
2. 06/18/2020 ADD ADDRESS	CHECK BY: BM
	DATE: 4/8/2020
	SCALE: 1"=20'
	PROJECT: MONITOR

PAX Surveying & Environmental Consultants, LLC
271 US 46 West, SUITE G 208
FAIRFIELD, NEW JERSEY 07004
201-230-3521 bill@paxsurvey.com

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE AE (EL 9) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 34017C01080, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2006 AND IS IN A SPECIAL FLOOD HAZARD AREA. BY CONTACT DATED APRIL 4, 2020 TO THE NATIONAL FLOOD INSURANCE PROGRAM <http://www.fema.gov/> WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

WILLIAM T. MANNING, PLS
NJ LICENSE NO. NJ24GS04060800
CERTIFICATE OF AUTHORIZATION: 24GA28248200