



SUBJECT TO:
13. SURFSURFACE CONDITIONS AND/OR ENCROACHMENTS NOT DISCLOSED BY AN INSTRUMENT OF RECORD.
14. SUBJECT TO TERMS AND CONDITIONS OTHER THAN THE REQUIREMENT THAT THE GRANTEE MUST BE THE OWNER OF THE UPLAND ABUTTING THE LANDS GRANTED, CONTAINED IN RIPARIAN GRANT FROM THE STATE OF NEW JERSEY TO THE ESTATE OF SILAS WOOD AS RECORDED IN HUDSON COUNTY IN DEED BOOK 329, PAGE 82, AND AS FILED MARCH 30, 1891 IN THE STATE OF NEW JERSEY IN LIBER BOOK 6, PAGE 357, AND AS GRANTED TO WATERFRONT ASSOCIATES, RECORDED IN HUDSON COUNTY IN DEED BOOK 3619, PAGE 265, AND AS FILED IN THE STATE OF NEW JERSEY ON SEPTEMBER 19, 1976 AS CASE NO. 85-0316, IN LIBER BOOK 8-7, PAGE 235, AND STATE GRANT TO RECIPIENT WILLIAM E. DODGE, FILED DECEMBER 4, 1975 IN LIBER BOOK C, PAGE 304, (PLOTTED).
15. SUBJECT TO RECIPROCAL OPERATION AND EASEMENT AGREEMENT FOR THE HARBORESIDE FINANCIAL CENTER, DATED DECEMBER 4, 1995, RECORDED DECEMBER 7, 1995 IN DEED BOOK 4936, PAGE 1, AS SAME WAS AMENDED BY FIRST AMENDMENT, RECORDED OCTOBER 18, 1996 IN DEED BOOK 5055, PAGE 164, AND AS AMENDED BY SECOND AMENDMENT, RECORDED JANUARY 10, 2001 IN DEED BOOK 5739, PAGE 284 AND COVENANT AND RESTRICTION AGREEMENT GOVERNED BY THE ABOVE RECIPROCAL OPERATION AND EASEMENT AGREEMENT AND AMENDMENTS, RECORDED OCTOBER 7, 2003 IN DEED BOOK 7147, PAGE 292 AND AS AMENDED BY THIRD AMENDMENT, RECORDED AUGUST 6, 2014 IN DEED BOOK 8897, PAGE 218, LEASE RECOGNITION AND NON-DISTURBANCE AGREEMENT, RECORDED APRIL 24, 2019 IN DEED BOOK 9397, PAGE 804, (NOT PLOTTABLE).
16. SUBJECT TO EASEMENT GRANTED TO UNITED NEW JERSEY RAILROAD AND CANAL COMPANY AS SET FORTH IN DEED BOOK 2775, PAGE 162 AND DEED BOOK 2835, PAGE 281, (NOT PLOTTABLE).
17. SUBJECT TO UTILITY EASEMENT GRANTED TO PSE&G COMPANY AS SET FORTH IN DEED BOOK 3318, PAGE 902, (PLOTTED).
21. SUBJECT TO EASEMENTS AND RIGHTS RESERVED IN DEED BOOK 3286, PAGE 730, (NOT PROVIDED).

- SURVEY NOTES:**
- PROPERTY DESIGNATION:** PROPERTY KNOWN AND DESIGNATED AS TAX LOT 31.01, BLOCK 11603, AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY, TAX MAP SHEET 116.
 - PROPERTY AREA:** 58,840 S.F. OR 1.58 ACRES.
 - CERTIFICATION:** THIS IS TO CERTIFY THAT THIS SURVEY IS ACCURATE, AND THAT THIS DRAWING IS A TRUE REPRESENTATION OF ACTUAL CONDITIONS EXISTING ON THE PROPERTY, EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE.
 - CORNER MARKERS:** A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003 C. 14 (C4S-8-36.3) AND N.J.A.C. 13-40-5.1(D).
 - TITLE REPORT:** COMMITMENT NO. W01707, DATED 2-10-22, AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS CONTAINED THEREIN.
 - WETLANDS:** NO WETLANDS ARE KNOWN TO EXIST AT THE SITE.
 - FEMA:** SUBJECT PROPERTY IS LOCATED IN EFFECTIVE FEMA FLOOD ZONE AE ELEVATION 9.0 PER FLOOD HAZARD DATA PANEL NO. 810002000, DATED 8/16/2000, SUBJECT PROPERTY IS LOCATED IN PRELIMINARY FLOOD ZONE AE ELEVATION 11 & AE ELEVATION 12 PER FLOOD HAZARD MAP DATA, PANEL NO. 34017C0106E, DATED 1/30/15.
 - TIDELANDS:** CLAIMED: TIDAL INSTRUMENTS FOUND: GRANT TO WATERFRONT ASSOCIATES, 9/16/86, LIBER 8-7, P. 235 ETC. CONS. \$215,000.00; FILE: 85-0316, GRANT TO WILLIAM E. DODGE, 12/4/1876, LIBER C, PG. 304, CONSIDERATION \$1.00. GRANT TO THE ESTATE AND TRUSTEES OF SILAS WOOD, 3/30/1891, LIBER G, CONSIDERATION \$725.00.
 - HORIZONTAL DATUM:** THE BEARINGS AND DISTANCES SHOWN HEREON REFERENCE THE NEW JERSEY STATE PLATE COORDINATE SYSTEM (N.J.P.C.S.) NORTH AMERICAN DATUM OF 1983 (NAD 83).
 - VERTICAL DATUM:** ALL ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1988 (NAD 88). BENCHMARK UTILIZED-DESIGNATION R16, PIDK0234, ELEV. +1.00.
 - UTILITIES:** LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON PRIOR UTILITY MARK-OUTS. ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY, AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANY. THE LOCATION AND EXTENT OF UNDERGROUND VAULTS AND TANKS HAVE NOT BEEN VERIFIED BY THE SURVEYOR.
 - STATE CERTIFICATION:** TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE RULES SET FORTH IN N.J.A.C. 13-40-5 (PREPARATION OF LAND SURVEYS) AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH N.J.A.C. 13-40-5.
 - ERROR OF CLOSURE:** THE ERROR OF CLOSURE HAS BEEN CALCULATED TO BE 1:254,872.50.
 - ACCESS:** THE ACCESS TO THE PROPERTY IS FROM BAY STREET.
 - RIGHT OF WAY LINES:** NO EVIDENCE OF PROPOSED CHANGES IN RIGHT OF WAY LINES, OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
 - PARKING:** 124 REGULAR PARKING, INCLUDING 5 HANDICAP SPACES.
 - EARTH MOVING/BUILDING CONSTRUCTION:** NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED.
 - SURVEY DATE:** THE DATE OF LAST FIELD WORK WAS 5/9/20.

SURVEY MAP REFERENCES:
A MAP ENTITLED, "AS-BUILT SURVEY, LOT 31.03, BLOCK 11603, JERSEY CITY, HUDSON COUNTY, NEW JERSEY," BY GREG S. GLOOR, DATED 9/18/17.

FILED MAP REFERENCES:
A MAP ENTITLED, "PRELIMINARY/FINAL MAJOR SUBDIVISION, BLOCK 10, LOT 22, HARBORESIDE PLAZA VI AND VII," FILED IN THE HUDSON COUNTY CLERK'S OFFICE, 11/20/13 AS FILE NO. 2013112013000190.

DESCRIPTION OF PROPERTY
TAX LOT 31.01, BLOCK 11603
CITY OF JERSEY CITY
HUDSON COUNTY
NEW JERSEY

ALL THAT CERTAIN LOTS, TRACTS OR PARCELS OF LAND, SITUATE IN THE CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY, BEING KNOWN AS LOT 31.01 IN BLOCK 11603 AS SHOWN ON THE TAX MAP OF THE CITY OF JERSEY CITY, ALSO KNOWN AS LOT 31.01, BLOCK 11603 AS SHOWN ON A CERTAIN MAP ENTITLED, "PRELIMINARY/FINAL MAJOR SUBDIVISION, BLOCK 10, LOT 22, HARBORESIDE PLAZA VI & VII," SITUATED IN THE JERSEY CITY, COUNTY OF HUDSON, STATE OF NJ, WHICH MAP WAS FILED ON NOVEMBER 20, 2013 IN THE HUDSON COUNTY CLERK'S OFFICE AS MAP NO. 2013112013000190
SAID PREMISES BEING FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY LOT LINE OF LOT 28, WITH THE SOUTHERLY LOT LINE OF LOT 31.02; THENCE FROM SAID BEGINNING POINT,

- ALONG THE SAID LOT LINE OF LOT 28, FOLLOWING A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET AND A LENGTH OF 30.45 FEET TO A POINT OF TANGENCY; THENCE
- ALONG THE SAME, SOUTH 08 DEGREES 13 MINUTES 54 SECONDS WEST, A DISTANCE OF 269.91 FEET TO A POINT; THENCE
- NORTH 81 DEGREES 46 MINUTES 08 SECONDS WEST, A DISTANCE OF 229.62 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF GREENE STREET (58' R.O.W.); THENCE
- ALONG THE SAID RIGHT OF WAY LINE OF GREENE STREET (58' R.O.W.), NORTH 08 DEGREES 23 MINUTES 36 SECONDS EAST, A DISTANCE OF 278.56 FEET TO A POINT OF CURVATURE IN THE SAME; THENCE
- ALONG THE SAME, FOLLOWING A CURVE TO THE LEFT, HAVING A RADIUS OF 364.00 FEET AND A LENGTH OF 21.69 FEET TO THE SOUTHERLY LOT LINE OF LOT 31.02; THENCE
- ALONG THE SAID LOT LINE OF LOT 31.02, SOUTH 81 DEGREES 46 MINUTES 08 SECONDS EAST, A DISTANCE OF 231.73 FEET TO THE TRUE POINT AND PLACE OF BEGINNING.

THIS DESCRIPTION WAS WRITTEN IN ACCORDANCE WITH A SURVEY PERFORMED ON MARCH 13, 2019 BY INSITE SURVEYING LLC.

CERTIFIED TO:
JERSEY CITY URBAN TOWER 2, LLC
WATERFRONT TITLE AGENCY, LLC
CHICAGO TITLE INSURANCE COMPANY

ALTA/NSPS LAND TITLE SURVEY
BLOCK 11603, LOT 31.01
195 HUDSON STREET

SITUATED IN:
CITY OF JERSEY CITY
HUDSON COUNTY
NEW JERSEY

PREPARED FOR:
INSITE

CALL BEFORE YOU DIG!
N.J. ONE CALL: 800-732-9800
or 1-800-4-A- Dig (4264)

UTILITY	STATUS
ELECTRIC	RED
TELEPHONE	YELLOW
WATER	BLUE
SEWER	GREEN
STORM	BROWN
PROPOSED EXCAVATION	WHITE

INSITE
Surveying

InSite Surveying, LLC
CERTIFICATE OF AUTHORIZATION:
24GA28290100
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (PH) 732-531-7344 (FAX)
InSite@insitesurveying.net
www.insitesurveying.net

REV.	DATE	DESCRIPTION
1	4/20/22	REV. PER UPDATED TITLE
2	11/8/22	REV. PER UPDATED TITLE
3	11/4/21	CERTIFICATIONS
4	9/9/20	UPDATE SURVEY
5	4/20/20	REV. PER TITLE COMPANY COMMENTS
6	3/17/20	INITIAL RELEASE

SCALE: 1"=20'
DATE: 3/13/19
JOB #: 19-S001-132

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARDS FOR PROFESSIONAL SURVEYING FOR LAND AND WATER, AND THAT THE SURVEYOR HAS NOT BEEN ADVERSELY AFFECTED BY ANY OF THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, AND THAT THE SURVEYOR HAS NOT BEEN ADVERSELY AFFECTED BY ANY OF THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, AND THAT THE SURVEYOR HAS NOT BEEN ADVERSELY AFFECTED BY ANY OF THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.

JUSTIN W. HEDGES, P.L.S.
PROFESSIONAL LAND SURVEYOR
N.J. Lic. No. 0547362

SHEET NO.
1 of 1