

KEY MAP
(AS PER GOOGLE MAPS)
N.T.S.

NOTES:

- 1) THIS SURVEY WAS PREPARED BASED ON INFORMATION APPEARING IN A REPORT OF TITLE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, FILE NUMBER 22-06647, COMMITMENT DATE: MAY 22, 2022 AND OTHER INFORMATION.
- 2) SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND AGREEMENTS OF RECORD.
- 3) A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003-14 (N.J.S.A. 45:9-36.3) AND N.J.A.C. 13:40-5.1(d).
- 4) DEEDS OF RECORD:
LOTS 16, 17, 18 & 19, BLOCK 21501
DEED BOOK 8672, PAGE 778, RECORDED ON JULY 6, 2009.
GRANTOR: CITY OF JERSEY CITY
GRANTEE: JERSEY CITY REDEVELOPMENT AGENCY
LOT 20, BLOCK 21501
FINAL JUDGEMENT: DEED BOOK 5856, PAGE 120, RECORDED ON JULY 16, 2001
DEFENDANTS: FISHEIN FAMILY PARTNERSHIP, FIRST UNION NATIONAL BANK
PLAINTIFF: 900 GARFIELD AVENUE, LLC
5) A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD DESIGNATED ZONE AH (ELI 12) AND THE REMAINDER LIES WITHIN AN AREA DESIGNATED ZONE X AS SHOWN ON A MAP ENTITLED, "FIRM FLOOD INSURANCE RATE MAP, HUDSON COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL 104 OF 118, COMMUNITY: JERSEY CITY, CITY OF NUMBER: 340223, PANEL 0104, SUFFIX: 6, MAP NUMBER: 34070210AD, EFFECTIVE DATE: AUGUST 16, 2006. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
FOR INFORMATION ONLY: THE ENTIRE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD BUT LIES ENTIRELY WITHIN AREAS DESIGNATED ZONE X AS SHOWN ON A MAP ENTITLED, "FIRM FLOOD INSURANCE RATE MAP, HUDSON COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL 104 OF 118, COMMUNITY: JERSEY CITY, CITY OF NUMBER: 340223, PANEL 0104, SUFFIX: 6, MAP NUMBER: 34070210AD, EFFECTIVE DATE: AUGUST 16, 2006. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
6) SUBJECT TO AND TOGETHER WITH EASEMENTS, RIGHTS AND RESERVATIONS CONTAINED IN DEED BOOK 2969, PAGE 1188, DEED BOOK 2600, PAGE 429 AND DEED BOOK 2617, PAGE 1. POLICY WILL INSURE AGAINST LOSS ARISING FROM ENTRY OF FINAL, NON-APPEALABLE JUDGEMENT BY COURT OF COMPETENT JURISDICTION WHICH ENFORCES THE POSSIBLE REVERSION RIGHTS OF THE MORRIS CANAL. (EXCEPTION NO. 15)
7) SUBJECT TO AND TOGETHER WITH EASEMENT AS CONTAINED IN DEED BOOK 3011, PAGE 176; DEED BOOK 3012, PAGE 78; DEED BOOK 3014, PAGE 439 AND DEED BOOK 3014, PAGE 443 WHICH IS SHOWN ON THIS SURVEY. (BENEFITS LOTS 17 & 18, BURDENS LOT 19) (EXCEPTION NO. 16)
8) SUBJECT TO AND TOGETHER WITH RIGHTS OF INGRESS AND EGRESS OVER DAKOTA STREET WHICH IS PURPORTEDLY VACATED AS CONTAINED IN DEED BOOK 3099, PAGE 203; DEED BOOK 3170, PAGE 523; DEED BOOK 3671, PAGE 18; DEED BOOK 3036, PAGE 304; DEED BOOK 3096, PAGE 807; DEED BOOK 3098, PAGE 203 AND DEED BOOK 3096, PAGE 215. FORMER DAKOTA STREET IS SHOWN ON THIS SURVEY. (BENEFITS LOTS 17, 18 & 20, BURDENS LOT 19) (EXCEPTION NO. 17)
9) SUBJECT TO MEMORANDUM OF AGREEMENT RECORDED 322/18 IN DEED BOOK 9292, PAGE 483 WHICH ARE NOT PLOTTABLE. (EXCEPTION NO. 21)
10) SUBJECT TO UTILITY EASEMENT AND RESTRICTIONS CONTAINED IN DEED BOOK 3040, PAGE 490; DEED BOOK 3205, PAGE 690 AND DEED BOOK 3025, PAGE 38 WHICH ARE NOT PLOTTABLE AS THE BUILDINGS ON THE PROPERTY NO LONGER EXIST. SUBJECT TO A 10 FT. WIDE EASEMENT GRANTED TO PUBLIC SERVICE ELECTRIC & GAS COMPANY CONTAINED IN DEED BOOK 3017, PAGE 970 WHICH IS SHOWN ON THIS SURVEY. (EXCEPTION NO. 18)
11) SUBJECT TO RIGHT OF WAY AGREEMENT AS CONTAINED IN DEED BOOK 865, PAGE 391. POLICY WILL INSURE SAID RIGHT OF WAY WILL NOT INTERFERE WITH THE BENEFICIAL USE OF THE SUBJECT LANDS, WHICH IS NOT PLOTTABLE. (EXCEPTION NO. 19)
12) SUBJECT TO RIGHTS CONTAINED IN DEED BOOK 1477, PAGE 190; DEED BOOK 1600, PAGE 433 AND DEED BOOK 1942, PAGE 374 WHICH ARE NOT PLOTTABLE. (AFFECTS THE FORMER MORRIS CANAL WHICH IS SHOWN ON THIS SURVEY) (EXCEPTION NO. 22)
13) SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS AND CONDITIONS AS CONTAINED IN DEED BOOK 2084, PAGE 461 WHICH IS SHOWN ON THIS SURVEY. (EXCEPTION NO. 20)
14) SUBJECT TO RESERVATION CONTAINED IN DEED BOOK 2635, PAGE 299. AS SHOWN ON THIS SURVEY. (EXCEPTION NO. 23)
15) SUBJECT TO AN UTILITY EASEMENT AS CONTAINED IN DEED BOOK 3205, PAGE 690 WHICH IS NOT PLOTTABLE AS THE BUILDING ON THE PROPERTY NO LONGER EXISTS. (EXCEPTION NO. 24)
16) SUBJECT TO TERMS AND CONDITIONS OF ORDINANCE 07.188 AS CONTAINED IN DEED BOOK 8672, PAGE 778 WHICH ARE NOT PLOTTABLE. (EXCEPTION NO. 25)
17) SUBJECT TO DEED NOTICES RECORDED 121/19 IN DEED BOOK 9457 PAGE 712 (AFFECTS LOT 20); DEED NOTICE RECORDED 121/19 IN DEED BOOK 9457 PAGE 614 (AFFECTS LOT 19); DEED NOTICE RECORDED 121/19 IN DEED BOOK 9457 PAGE 614 (AFFECTS LOT 19); (EXCEPTION NO. 12)
18) SUBJECT TO AMENDED AND RESTATED REDEVELOPMENT AGREEMENT RECORDED 10/10/2019 IN DEED BOOK 8347 PAGE 187. FIRST AMENDMENT TO THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT RECORDED 17/20 IN DEED BOOK 9494 PAGE 398. (EXCEPTION NO. 13)
19) SUBJECT TO DEED OF DEDICATION RECORDED 12/7/2021 IN DEED BOOK 9533 PAGE 78. (EXCEPTION NO. 14)
20) PROFESSIONAL LIABILITY INSURANCE OBTAINED BY THE SURVEYOR IN THE AMOUNT OF \$10,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.
21) AT TIME OF SURVEY ENTIRE SITE WAS UNDER CONSTRUCTION.

DESCRIPTION:

BEGINNING AT A POINT FORMED BY THE NORTHERLY LINE OF CARTERET AVENUE (60 FEET WIDE) AND EASTERLY LINE OF GARFIELD AVENUE (60 FEET WIDE) HAVING A GRID COORDINATE OF N 683.309 21, E 610.698 50 AND RUNNING: THENCE

1. NORTH 39 DEGREES 34 MINUTES 04 SECONDS EAST, 363.04 FEET ALONG THE EASTERLY LINE OF GARFIELD AVENUE (60 FEET WIDE) TO A POINT ON THE SOUTHERLY LINE OF DAKOTA STREET (VACATED) ALSO KNOWN AS LOT 19 IN BLOCK 21501; THENCE
2. NORTH 39 DEGREES 34 MINUTES 04 SECONDS EAST, 36.11 FEET ALONG THE EASTERLY LINE OF GARFIELD AVENUE (60 FEET WIDE) FEET TO A POINT ON THE NORTHERLY LINE OF DAKOTA STREET (VACATED) ALSO KNOWN AS LOT 19 IN BLOCK 21501; THENCE
3. SOUTH 54 DEGREES 54 MINUTES 45 SECONDS EAST, 364.70 FEET ALONG THE SAID NORTHERLY LINE OF DAKOTA STREET (VACATED) ALSO KNOWN AS LOT 19 IN BLOCK 21501; THENCE
4. NORTH 35 DEGREES 05 MINUTES 15 SECONDS EAST, 424.89 FEET TO A POINT ON THE LINE OF LOT 11 IN BLOCK 21501; THENCE
5. SOUTH 84 DEGREES 04 MINUTES 12 SECONDS EAST, 182.69 FEET ALONG THE LINE OF LOT 11 IN BLOCK 21501; THENCE
6. SOUTH 28 DEGREES 05 MINUTES 00 SECONDS WEST, 108.72 FEET ALONG THE DIVIDING LINE OF LOT 16 AND LOT 17 IN BLOCK 21501; THENCE
7. SOUTH 57 DEGREES 59 MINUTES 24 SECONDS EAST, 53.83 FEET TO A POINT ON THE SOUTHERLY LINE OF FOREST STREET (60 FEET WIDE); THENCE
8. SOUTH 35 DEGREES 05 MINUTES 00 SECONDS EAST, 369.39 FEET ALONG THE SOUTHERLY LINE OF FOREST STREET (60 FEET WIDE) TO THE WESTERLY LINE OF HALLADAY STREET (60 FEET WIDE); THENCE
9. SOUTH 55 DEGREES 00 MINUTES 00 SECONDS WEST, 800.00 FEET ALONG THE WESTERLY LINE OF HALLADAY STREET (60 FEET WIDE) TO ITS INTERSECTION WITH THE NORTHERLY LINE OF CARTERET AVENUE (60 FEET WIDE); THENCE
10. NORTH 35 DEGREES 00 MINUTES 00 SECONDS WEST, 362.30 FEET ALONG THE NORTHERLY LINE OF CARTERET AVENUE (60 FEET WIDE); THENCE
11. NORTH 22 DEGREES 13 MINUTES 00 SECONDS WEST, 34.76 FEET STILL ALONG THE NORTHERLY LINE OF CARTERET AVENUE (60 FEET WIDE); THENCE
12. NORTH 54 DEGREES 54 MINUTES 00 SECONDS WEST, 380.00 FEET STILL ALONG THE NORTHERLY SIDELINE OF CARTERET AVENUE (60 FEET WIDE) TO THE POINT OR PLACE OF BEGINNING.

PARCEL ONE: LOT 16

BEGINNING AT A POINT IN THE NORTHERLY LINE OF LOT 6 (FORMERLY DAKOTA STREET) LOCATED THE FOLLOWING TWO COURSES FROM THE INTERSECTION OF THE SOUTHERLY LINE OF WAY LINE OF GARFIELD AVENUE AND THE EASTERLY RIGHT OF WAY LINE OF CARTERET AVENUE

- A) ALONG SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 39 DEGREES 34 MINUTES 04 SECONDS EAST A DISTANCE OF 366.15 FEET; THENCE
- B) ALONG SAID NORTHERLY LINE OF LOT 6, SOUTH 54 DEGREES 54 MINUTES 45 SECONDS EAST A DISTANCE OF 364.70 FEET, AND FROM SAID POINT OF BEGINNING RUNS
1. ALONG THE LINE DIVIDING SAID LOT 2 AND LOT 1, NORTH 35 DEGREES 05 MINUTES 15 SECONDS EAST A DISTANCE OF 424.50 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF NEW JERSEY TRANSIT; THENCE
2. ALONG SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 48 DEGREES 00 MINUTES 12 SECONDS EAST A DISTANCE OF 162.69 FEET; THENCE
3. ALONG THE LINE DIVIDING SAID LOT 2 AND LOT 1, BLOCK 2028, SOUTH 28 DEGREES 05 MINUTES 00 SECONDS WEST A DISTANCE OF 108.72 FEET; THENCE
4. ALONG THE LINE DIVIDING SAID LOT 2 AND LOT 1, SOUTH 57 DEGREES 59 MINUTES 24 SECONDS EAST A DISTANCE OF 53.83 FEET; THENCE
5. ALONG THE WESTERN RIGHT OF WAY LINE OF FOREST STREET, SOUTH 35 DEGREES 05 MINUTES 00 SECONDS EAST A DISTANCE OF 364.70 FEET; THENCE
6. ALONG THE LINE DIVIDING SAID LOT 2 AND LOT 4, SOUTH 35 DEGREES 05 MINUTES 15 SECONDS WEST 205.15 FEET; THENCE
7. ALONG THE NORTHERLY LINE OF SAID LOT 6, NORTH 54 DEGREES 54 MINUTES 45 SECONDS WEST A DISTANCE OF 482.84 FEET TO THE POINT AND PLACE OF BEGINNING.

PARCEL TWO: LOT 17

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF CARTERET AVENUE AND THE NORTHERLY RIGHT OF WAY LINE OF HALLADAY STREET, AND FROM SAID POINT OF BEGINNING RUNS

1. ALONG SAID EASTERLY RIGHT OF WAY LINE OF CARTERET AVENUE, NORTH 35 DEGREES 05 MINUTES 00 SECONDS WEST A DISTANCE OF 162.83 FEET; THENCE
2. ALONG SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 35 DEGREES 05 MINUTES 15 SECONDS EAST A DISTANCE OF 448.65 FEET TO THE SOUTHERLY LINE OF LOT 6; THENCE
3. ALONG SAID SOUTHERLY LINE, SOUTH 54 DEGREES 54 MINUTES 45 SECONDS EAST A DISTANCE OF 364.70 FEET; THENCE
4. ALONG THE DIVIDING LINE OF SAID LOT 4 AND LOTS 8 & 2, NORTH 35 DEGREES 05 MINUTES 15 SECONDS EAST 300.15 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF FOREST AVENUE; THENCE
5. ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH 35 DEGREES 05 MINUTES 00 SECONDS EAST A DISTANCE OF 102.95 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HALLADAY STREET; THENCE
6. ALONG SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 55 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 800.00 FEET TO THE POINT AND PLACE OF BEGINNING.

PARCEL THREE: LOT 18 01

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF GARFIELD AVENUE AND THE EASTERLY RIGHT OF WAY LINE OF CARTERET AVENUE, AND FROM SAID POINT OF BEGINNING RUNS:

1. ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF GARFIELD AVENUE, NORTH 39 DEGREES 34 MINUTES 04 SECONDS EAST A DISTANCE OF 363.04 FEET; THENCE
2. ALONG THE SOUTHERLY LINE OF LOT 6, SOUTH 54 DEGREES 54 MINUTES 45 SECONDS EAST A DISTANCE OF 364.70 FEET; THENCE
3. ALONG THE LINE DIVIDING SAID LOT 5 AND LOT 4, SOUTH 35 DEGREES 05 MINUTES 15 SECONDS WEST A DISTANCE OF 448.65 FEET TO THE EASTERLY RIGHT OF WAY LINE OF CARTERET AVENUE; THENCE
- THE NEXT THREE COURSES ALONG SAID EASTERLY RIGHT OF WAY LINE OF CARTERET AVENUE
4. NORTH 35 DEGREES 05 MINUTES 00 SECONDS WEST A DISTANCE OF 199.47 FEET; THENCE
5. NORTH 22 DEGREES 13 MINUTES 00 SECONDS WEST A DISTANCE OF 34.76 FEET; THENCE
6. NORTH 54 DEGREES 54 MINUTES 45 SECONDS WEST A DISTANCE OF 380.00 FEET TO THE POINT AND PLACE OF BEGINNING.

PARCEL FOUR: LOT 19 01

BEGINNING AT A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF GARFIELD AVENUE LOCATED NORTH 39 DEGREES 34 MINUTES 04 SECONDS EAST A DISTANCE OF 363.04 FEET FROM THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE AND THE EASTERLY RIGHT OF WAY LINE OF CARTERET AVENUE, AND FROM SAID POINT OF BEGINNING RUNS

1. ALONG SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 39 DEGREES 34 MINUTES 04 SECONDS EAST A DISTANCE OF 36.11 FEET; THENCE
2. ALONG THE SOUTHERLY LINE OF LOT 6, SOUTH 54 DEGREES 54 MINUTES 45 SECONDS EAST A DISTANCE OF 364.70 FEET; THENCE
3. ALONG THE LINE DIVIDING SAID LOT 5 AND LOT 4, SOUTH 35 DEGREES 05 MINUTES 15 SECONDS WEST A DISTANCE OF 448.65 FEET TO THE EASTERLY RIGHT OF WAY LINE OF CARTERET AVENUE; THENCE
4. NORTH 35 DEGREES 05 MINUTES 00 SECONDS WEST A DISTANCE OF 199.47 FEET; THENCE
5. NORTH 22 DEGREES 13 MINUTES 00 SECONDS WEST A DISTANCE OF 34.76 FEET; THENCE
6. NORTH 54 DEGREES 54 MINUTES 45 SECONDS WEST A DISTANCE OF 380.00 FEET TO THE POINT AND PLACE OF BEGINNING.

PARCEL FIVE: LOT 20 01

BEING KNOWN AS LOT 20.01 IN BLOCK 21501 ON THE TAX MAP OF THE CITY OF JERSEY CITY EXCEPT THEREFROM THE FOLLOWING PREMISES:

BEING KNOWN AND DESIGNATED AS LOTS 16, 17, 18, 19, 20 AND 20.02 AS SHOWN ON A MAP ENTITLED "NO. 10 DEDICATION PLAT" FILED IN THE HUDSON COUNTY CLERKS OFFICE ON SEPTEMBER 25, 2000 AS MAP NO. 2020005-0000000.

REFERENCES:

1. CITY OF JERSEY CITY TAX ASSESSMENT MAPS DATED AUGUST, 2006 AND APPROVED BY THE NEW JERSEY DEPARTMENT OF THE TREASURY DIVISION OF TAXATION ON MAY 8, 2009.
2. MAP ENTITLED "SURVEY AND SUBDIVISION OF LOT C-1, BLOCK 2028 AND LOT A-4, BLOCK 2029, TAX MAP OF JERSEY CITY, HUDSON COUNTY, N.J." FILED IN THE HUDSON COUNTY REGISTER'S OFFICE ON DECEMBER 19, 1985 AS MAP NO. 3159.
3. MAP ENTITLED "NEW JERSEY TRANSIT CORPORATION, GATEWAY TRANSIT HUB, GATEWAY AREA PHASE I (LOCAL YARDS PROPERTY) PARCEL 205, CITY OF JERSEY CITY, COUNTY OF HUDSON" FILED IN THE HUDSON COUNTY REGISTER'S OFFICE ON AUGUST 5, 1997 AS MAP NO. 3801.
4. MAP ENTITLED "PROPERTY PARCEL MAP, NJ TRANSIT, HUDSON-BERGEN LIGHT RAIL SYSTEM, PARCEL NO. 77, OWNER: FREDERICK P. & MARGARET ANN JOHNSON, BLOCK 2002, LOT 6B-6, 6A, 91A, CITY OF JERSEY, HUDSON COUNTY, N.J." PREPARED BY FREDERICK L. VOSS, P.E. & L.S., DATED MARCH 21, 1996.
5. VARIOUS PROPERTY PARCEL MAPS PREPARED FOR NEW JERSEY TRANSIT, HUDSON-BERGEN LIGHT RAIL TRANSIT SYSTEM.
6. MAP ENTITLED "SURVEY OF LOTS 3A, 3B, 6A, 8A & 91A, BLOCK 2002, TAX MAP OF CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY" PREPARED BY ALBERT N. FARALDI GROUP, PC DATED APRIL 29, 1987.
7. MAP ENTITLED "SURVEY OF LOTS 3A, 3B AND 91A, BLOCK 2002, TAX MAP OF CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY" PREPARED BY ALBERT N. FARALDI GROUP, PC DATED DECEMBER 14, 1990.
8. MAP ENTITLED "SURVEY OF LOTS 2, 3, 8, & 4, BLOCK 2028, 1, LOTS 1 & 3, A, BLOCK 2028, A, CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY" PREPARED BY VANNOCK VILLA & ALDRICH, LLC DATED APRIL 8, 2004 REVISED TO MAY 11, 2007.
9. MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, CANAL CROSSING REDEVELOPMENT AREA" PREPARED BY DRESDNER ROBIN, DATED 05/19/10, JOB NO. 10298-01.

CERTIFICATION:

I HEREBY CERTIFY TO:

HAMPSHIRE GARFIELD REDEVELOPMENT LLC
CHICAGO TITLE INSURANCE COMPANY
PRESTITE TITLE AGENCY, INC.
JERSEY CITY REDEVELOPMENT AGENCY
900 GARFIELD AVENUE LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2001 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 8, 9, 13, 14 & 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10-18-2022. DATE OF PLATE OR MAP: 11-04-2022

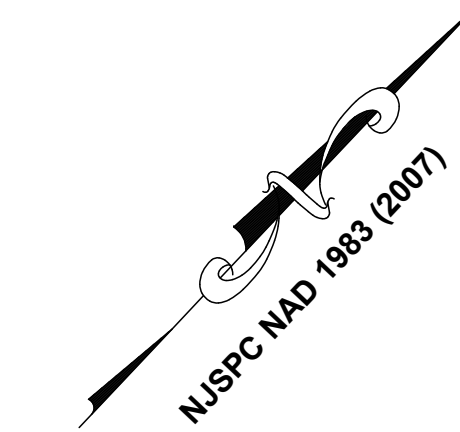
LEGEND:

- OUTER BOUNDARY OF PROPERTY IN QUESTION
- INTERIOR AND ADJACENT LOT LINES
- RIGHT OF WAY LINE
- EASEMENT LINE
- FORMER MORRIS CANAL
- CURB
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- ELECTRIC LINE
- GRAVEL AREA LINE
- HYDRANT
- U/P WATER VALVE
- GAS VALVE
- MH (ELECTRIC)
- MH (SANITARY)
- CONCRETE BLOCK
- MONITORING WELL

DRESDNER ROBIN

DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC.
55 LANE ROAD, SUITE 220, FAIRFIELD, NJ 07004
TEL: 973.696.2600 FAX: 973.696.1362
NJ CERTIFICATE OF AUTHORIZATION: 146427520000

JERSEY CITY • FAIRFIELD • ASBURY PARK • CHERRY HILL



NO.	DATE	DESCRIPTION	BY

PREPARED FOR:

GARFIELD JC PARTNERS, LLC

DRAWING TITLE:

ALTA / NSPS LAND
TITLE SURVEY

PROJECT:

900 GARFIELD AVENUE
JERSEY CITY,
HUDSON COUNTY, NJ

LOCATION:

900 GARFIELD AVENUE
LOTS 16, 17, 18, 19 & 20 BLOCK 21501
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY

GREG S. GLOOR

PROFESSIONAL LAND SURVEYOR
NJ LICENSE NUMBER 246503718900

SCALE:

50 25 0 50
HORIZONTAL SCALE: 1"=50'

DRAWN BY:

MRC

SCALE:

1"=50'

FOR NO:

10992-001

SHEET

01

OF

01