LEGEND

HYDRANT		BOLLARD	D	STORM DRAIN	
STREET LIGHT		PEDESTRIAN WALK SIGNAL	S	SANITARY LINE	
AREA LIGHT		DOOR	COMB	COMBINED UTILITY LINE	
SIGNAL POLE		DOUBLE DOOR	UNK	UNKNOWN UTILITY LINE	
POLE		OVERHEAD DOOR	G	GAS LINE	
GUY WIRE		PARKING METER	W	WATER LINE	
ANCHOR POLE		METAL COVER	E	ELECTRIC LINE	
MANHOLE		ELECTRIC BOX	T	TELEPHONE LINE	
MANHOLE (DRAINAGE)		SOIL BORING	C	CABLE TV LINE	
MANHOLE (SANITARY SEWER)		MONITORING WELL	ST	STEAM LINE	
MANHOLE (ELECTRIC)		TEST PIT	FM	FORCE MAIN	
MANHOLE (WATER)		BENCHMARK	FO	FIBER OPTIC	
MANHOLE (NATURAL GAS)		ROOF DRAIN		REFERENCED UTILITY LINE (TYPE AS NOTED) BASED ON RECORD MAPPING	
MANHOLE (TELEPHONE)		SPOT ELEVATION		OVERHEAD WIRE	
MANHOLE (FORCE MAIN)		CONCRETE CURB		GUIDE RAIL (TYPE AS NOTED)	
MANHOLE (STEAM)		CONCRETE		CHAIN LINK FENCE	
MANHOLE (UNKNOWN UTILITY)		DETECTABLE PAD		WOOD/STOCKADE FENCE	
WATER VALVE		DROP CURB		WIRE FENCE	
GAS VALVE		BROKEN WHITE STRIPE		IRON FENCE	
SHRUB		SINGLE YELLOW STRIPE		TREE LINE	
CATCH BASIN		DOUBLE YELLOW STRIPE		EASEMENT LINE	
CLEAN OUT		SINGLE WHITE STRIPE		PROPERTY LINE	
TREE		REINFORCED CONCRETE PIPE		RIGHT-OF-WAY LINE	
SIGN		DUCTILE IRON PIPE	122	CONTOUR LINE	
		CORRUGATED METAL PIPE			
		NO VISIBLE PIPE			
		EDGE OF PAVEMENT			
		LANDSCAPED AREA			
	(S)	SURVEYED BEARING & DISTANCE			
	(D)	DEED BEARING & DISTANCE			

GENERAL NOTES

1. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD 83 (2011) DERIVED USING SURVEY GRADE GNSS EQUIPMENT.
2. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88, GEOID 12B) DERIVED USING SURVEY GRADE GNSS EQUIPMENT.

   BENCHMARK A: NAIL SET NEAR EASTERN END OF MAGNOLIA AVENUE, ELEVATION=86.61

   BENCHMARK B: NAIL SET NEAR EASTERN SIDE OF LOT 35 NEAR RAIL PROPERTY, ELEVATION=87.62
3. STREET NAMES, RIGHT OF WAY WIDTHS, BLOCK AND LOT NUMBERS ARE SHOWN IN ACCORDANCE WITH THE CITY OF JERSEY CITY TAX MAPS AND REFERENCE MAP A.
4. PLANIMETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. DURING OCTOBER 2018 AND OCTOBER 2021.
5. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND SHOULD NOT BE USED IN CONSTRUCTION OF ANY TYPE. LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. RECOMMENDS THE PLACEMENT OF SURVEY MARKERS.
6. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
7. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.

   ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.

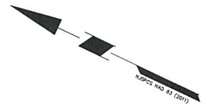
   UNLESS SPECIFICALLY NOTED HEREON THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.

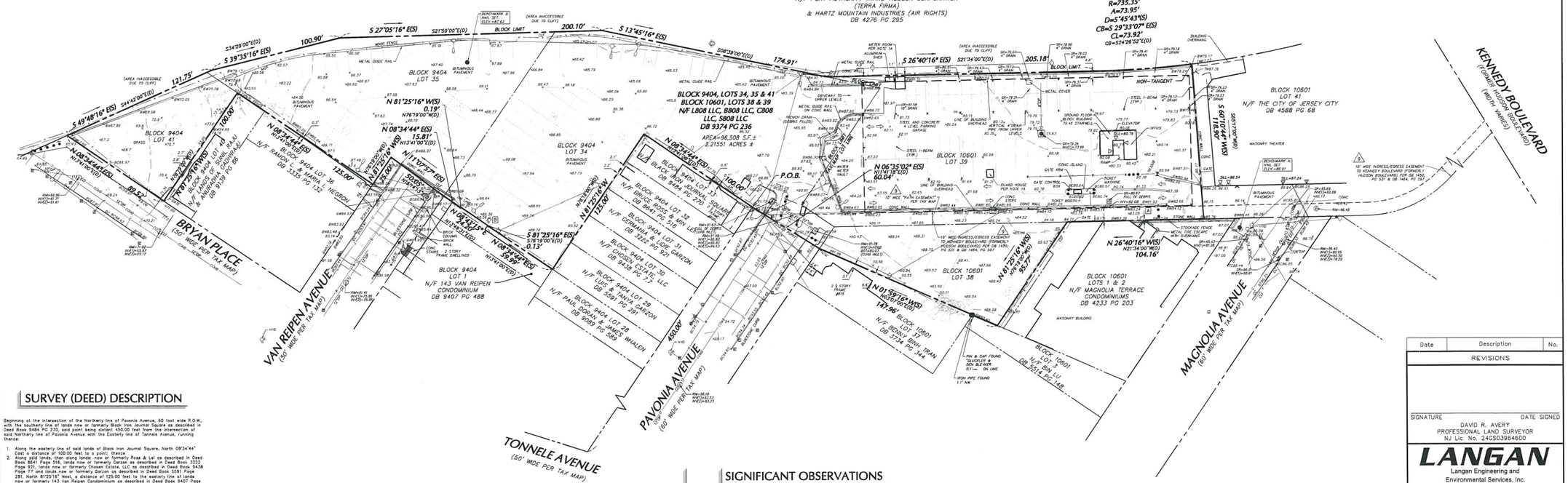
   PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS

   UNLESS NOTED BELOW SUPPLEMENTAL DOCUMENTS WERE NOT USED TO COMPILE THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON

   MAP REFERENCE A
8. 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. 13:40-5.1(e).
9. THIS PLAN NOT VALID UNLESS EMBOSSED WITH THE IMPRESSION SEAL OR ENCRYPTED WITH THE DIGITAL SIGNATURE AND SEAL OF THE PROFESSIONAL SURVEYOR.
10. THE SITE HAS DIRECT ACCESS TO PAVONIA AVENUE AND INDIRECT ACCESS TO MAGNOLIA AVENUE.
11. NO PARTY WALLS WERE OBSERVED AT THE TIME OF THE FIELD SURVEY.
12. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED BY THE SURVEYOR.
13. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED BY THE SURVEYOR, NOR WAS THE SURVEYOR INFORMED OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

PROJECT LOCATION MAP
SCALE: 1"=1000'





SURVEY (DEED) DESCRIPTION

Beginning at the intersection of the Northerly line of Pavonia Avenue, 60 feet wide R.O.W. with the southerly line of lands now or formerly Black Iron Journal Square as described in Deed Book 9484 PG 270, said point being distant 450.00 feet from the intersection of said Northerly line of Pavonia Avenue with the Easterly line of Tonnele Avenue, running thence:

1. Along the easterly line of said lands of Black Iron Journal Square, North 08°34'44" East a distance of 100.00 feet to a point; thence
2. Along said lands, then along lands now or formerly Rosa & Lei as described in Deed Book 8641 Page 516, lands now or formerly Garzon as described in Deed Book 3222 Page 321, lands now or formerly Chosen Estate, LLC as described in Deed Book 9438 Page 17 and lands now or formerly Garzon as described in Deed Book 5591 Page 291, North 81°25'16" West, a distance of 125.00 feet to the easterly line of lands now or formerly 143 Van Reipen Condominium as described in Deed Book 9407 Page 488; thence
3. Along said lands, North 08°34'44" East a distance of 59.59 feet to a point; thence
4. Along the same, South 81°25'16" East a distance of 0.13 feet to a point; thence
5. Continuing along the same, North 08°41'15" East a distance of 24.20 feet to a point; thence
6. Continuing along the same, North 81°25'16" West a distance of 0.19 feet to a point; thence
7. Continuing along the same, North 08°34'44" East a distance of 15.81 feet to the southerly line of Van Reipen Avenue, 50 feet wide R.O.W.; thence
8. Along the terminus of said Van Reipen Avenue, North 11°07'57" East, a distance of 50.05 feet to a point on the northerly sideline of Van Reipen Avenue; thence
9. Along said northerly sideline, North 81°25'16" West a distance of 25.00 feet to a point on the easterly line of lands now or formerly Negron as described in Deed Book 3335 Page 132; thence
10. Along said lands and then along lands now or formerly Raju and Gadhiraju as described in Deed Book 9139 Page 86, North 08°34'44" East a distance of 125.00 feet to a point; thence
11. Along the northerly line of said lands of Raju and Gadhiraju, North 81°25'16" West a distance of 100.00 feet to a point on the easterly sideline of Bryan Place, 50 feet wide R.O.W.; thence
12. Along said easterly sideline of Bryan Place, North, 08°34'44" East a distance of 89.52 feet to a point on the southwesterly line of lands now or formerly Port Authority Trans-Hudson Corporation as described in Deed Book 4276 Page 295; thence
13. Along said lands of Port Authority Trans-Hudson Corporation, South 49°48'16" East a distance of 121.75 feet to a point; thence
14. Still along the same, South 39°35'16" East a distance of 100.90 feet to a point; thence
15. Still along the same, South 27°05'16" East a distance of 200.10 feet to a point; thence
16. Still along the same, South 13°45'16" East a distance of 174.91 feet to a point; thence
17. Still along the same, South 26°40'16" East a distance of 205.18 feet to a point of curvature; thence
18. Still along the same on a curve to the left with a radius of 735.35 feet, having an arc length of 73.95 feet, a central angle of 05°45'43" and a chord which bears South 29°33'07" East, a distance of 73.92 feet to a point of non-tangency on the northwesterly line of lands now or formerly the City of Jersey City as described in Deed Book 4588 Page 68; thence
19. Along said line of lands now or formerly the City of Jersey City, South 60°10'44" West a distance of 118.00 feet to a point on the easterly line of lands now or formerly Magnolia Terrace Condominium as described in Deed Book 4233 Page 203; thence
20. Along said line of lands of Magnolia Terrace Condominium, North 26°40'16" West a distance of 104.16 feet to a point; thence
21. Along the northerly line of said lands, North 81°25'16" West a distance of 55.77 feet to a point on the easterly line of lands now or formerly Lu as described in Deed Book 5514 Page 148; thence
22. Along said easterly line and then along lands now or formerly Binh Tran as described in Deed Book 3734 Page 344, North 01°59'16" West a distance of 147.96 feet to a point on the southerly line of aforementioned Pavonia Avenue; thence
23. Along the terminus of Pavonia Avenue, North 06°35'02" East a distance of 60.04 feet to a point the point of Beginning.

Encompassing an area of 96,508 square feet or 2.21551 acres, more or less.

RECORD DESCRIPTION

Beginning at the intersection of the Northeasterly line of Pavonia Avenue with the Southeasterly line or end of Pavonia Avenue, said beginning point being distant 450.00 feet from the intersection of the Northeasterly line of Pavonia Avenue with the Easterly line of Tonnele Avenue, running thence:

1. North 13 degrees 41 minutes 00 seconds East 100.00 feet, thence
2. North 76 degrees 19 minutes 00 seconds West 125.00 feet, thence
3. North 13 degrees 41 minutes 00 seconds East 58.99 feet to a brick wall, thence
4. Along the Southerly face of said brick wall, South 76 degrees 19 minutes 00 seconds East 0.13 feet, thence
5. Along the Easterly face of the brick wall, North 13 degrees 49 minutes 31 seconds East 24.20 feet, thence
6. Along the Northerly face of the brick wall, North 76 degrees 19 minutes 00 seconds West 0.19 feet, thence
7. North 13 degrees 41 minutes 00 seconds East 15.81 feet to the Southwesterly line of Van Reipen Avenue, thence
8. Along the Easterly line or end of Van Reipen Avenue, North 18 degrees 14 minutes 13 seconds East 50.05 feet to the Northeasterly line of Van Reipen Avenue, thence
9. Along said Northeasterly line of Van Reipen Avenue, North 76 degrees 19 minutes 00 seconds West 25.00 feet, thence
10. North 13 degrees 41 minutes 00 seconds East 125.00 feet, thence
11. North 76 degrees 19 minutes 00 seconds West 100.00 feet to the Southeasterly line of Bryan Place at a point distant 125.00 feet from the intersection of said Southeasterly line of Bryan Place with the Northeasterly line of Van Reipen Avenue, thence
12. Along said Southeasterly line of Bryan Place, North 13 degrees 41 minutes 00 seconds East 89.52 feet to the Westerly line of land of the Port Authority of New York & New Jersey, formerly the Pennsylvania Railroad Company, thence
13. Along said Westerly line of the Port Authority, South 44 degrees 42 minutes 00 seconds East 131.75 feet, thence
14. Still along said line of the Port Authority, South 34 degrees 28 minutes 00 seconds East 100.60 feet, thence
15. Still along said line of the Port Authority, South 27 degrees 05 minutes 13 seconds East 200.10 feet, thence
16. Still along said line of the Port Authority, South 13 degrees 45 minutes 16 seconds East 174.91 feet, thence
17. Still along said line of the Port Authority, South 26 degrees 40 minutes 18 seconds East 205.18 feet, thence
18. Still along said line of the Port Authority, along a curve to the left 73.95 feet, said curve having a radius of 735.35 feet, and a chord of South 24 degrees 28 minutes 52 seconds East 73.92 feet, thence
19. South 60 degrees 12 minutes 00 seconds West 118.80 feet, thence
20. North 21 degrees 34 minutes 00 seconds West 104.16 feet, thence
21. North 76 degrees 19 minutes 00 seconds West 55.77 feet, thence
22. North 03 degrees 07 minutes 00 seconds East 147.96 feet to the Southwesterly line of Pavonia Avenue, thence
23. Along the Easterly line or end of Pavonia Avenue, North 11 degrees 41 minutes 18 seconds East 60.04 feet to the point of beginning.

SIGNIFICANT OBSERVATIONS

A FIRE ESCAPE OVERHANG INTO PROPERTY 1.2' FEET
B BUILDING OVER PROPERTY LINE

TITLE EXCEPTIONS

THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.

8 COVENANT AND AGREEMENT IN DEED BOOK 5039 PAGE 32 — NOT PLOTTABLE;

9 INGRESS AND EGRESS RIGHTS IN DEED BOOK 1450, PAGE 531 AND AS SET FORTH ON THE TAX MAP — EASEMENT SHOWN HEREON;

10 COVENANTS, CONDITIONS AND REQUIREMENTS IN DEED BOOK 1450, PAGE 531 — NOT PLOTTABLE;

FLOOD ZONE

TABLE A ITEM 3

PER THE MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, HUDSON COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL 102 OF 118, MAP NUMBER 34017C0102D, EFFECTIVE DATE: AUGUST 18, 2006." THE SUBJECT PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PER THE MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, HUDSON COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL 102 OF 118, MAP NUMBER 34017C0102E, PRELIMINARY DATE: DECEMBER 20, 2013." THE SUBJECT PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

MAP REFERENCES

THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:

A. MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, JOURNAL SQUARE RAMP, LLC, BLOCK 9404, LOTS 34, 35 & 41, BLOCK 10601, LOTS 38, 39 & 41, JERSEY CITY, HUDSON COUNTY, NEW JERSEY." PREPARED BY LAMTON ASSOCIATES, INC. DATED FEBRUARY 4, 2005, LAST REVISED JUNE 1, 2016.

B. MAP ENTITLED "RIGHT OF WAY AND TRACK MAP, UNITED NEW JERSEY RAILROAD AND CANAL COMPANY, OPERATED BY THE PENNSYLVANIA RAILROAD LESSEE, STATION 105+60 TO STATION 158+40. SCALE 1"=100'. JUNE 30, 1918, OFFICE OF VALUATION ENGINEERS, PHILADELPHIA, PA., MAP V-21, SHEET 3.

C. MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, 50 JOURNAL SQUARE, BLOCK 10601, LOTS 42-48, CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY." PREPARED BY LANGAN, DATED 10/09/2017.

D. MAP ENTITLED "GEOPHYSICAL INVESTIGATION, 50 JOURNAL SQUARE, JERSEY CITY, NEW JERSEY FOR LANGAN", PREPARED BY DELTA GEOPHYSICS INC., DATED NOVEMBER 2, 2017.

E. TITLE REPORT PREPARED BY PROFESSIONAL ABSTRACT & TITLE AGENCY, INC., AGENTS FOR CHICAGO TITLE INSURANCE COMPANY, FILE NO. 1828-110889, EFFECTIVE DATE: JULY 23, 2021.

PARKING

TABLE A ITEM 9

THE FOLLOWING ARE THE NUMBER OF CLEARLY IDENTIFIABLE SPACES WITHIN THE SUBJECT PROPERTY:

REGULAR SPACES = 406

DISABLED SPACES = --

TOTAL SPACES = 406

30 0 15 30
SCALE IN FEET

SURVEYOR'S CERTIFICATION

CERTIFIED TO:

1. NYE, STIRLESTEIN 808 PAVONIA LLC, A NEW JERSEY LIMITED LIABILITY COMPANY
2. CHICAGO TITLE INSURANCE COMPANY
3. PROFESSIONAL ABSTRACT & TITLE AGENCY, INC.; AND
4. DAVID B. KAHAN, P.C.

"I HEREBY STATE THAT THIS PLAN IS BASED ON A FIELD SURVEY MADE BY ME OR UNDER MY IMMEDIATE SUPERVISION IN ACCORDANCE WITH NJAC 13:40-5.1 "PREPARATION OF LAND SURVEYS," AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, AND IN MY PROFESSIONAL OPINION, CORRECTLY REPRESENTS THE CONDITIONS FOUND ON THE DATE OF THE FIELD SURVEY AT THE SUBJECT PROPERTY" AND

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 7(b)1, 7(c), 8, 9, 11, 13, 14, 16 AND, 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 15, 2021.

Date: _____

Signature: _____

DAVID R. AVERY
PROFESSIONAL LAND SURVEYOR
NJ Lic. No. 24050396400
DAVERY@LANGAN.COM

No.	Description	Date
	REVISIONS	

SIGNATURE DATE SIGNED
DAVID R. AVERY
PROFESSIONAL LAND SURVEYOR
NJ Lic. No. 24050396400

LANGAN
Langan Engineering and Environmental Services, Inc.
300 Kimball Drive
Parsippany, NJ 07054
T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
808 PAVONIA AVENUE
BLOCK No. 9404, LOT Nos. 34, 35 & 41
BLOCK No. 10601, LOT Nos. 38 & 39,
CITY OF JERSEY CITY
HUDSON COUNTY NEW JERSEY

Drawing Title
ALTA/NSPS LAND TITLE SURVEY

Project No.	100673801
Date	07/20/2022
Drawn By	WJH/MGS
Checked By	DRA

Drawing No. VL-101
Sheet 1 of 2

PROJECT NO. 100673801

Filename: langan.com\data\PA\Data8\100673801\Project Data_Discipline\Survey\CAD\Sheet Files\100673801-VL101.dwg Date: 7/20/2022 Time: 18:24 User: jwhaffe Style Table: Langan.stb Layout: ARCH FULL