SURVEY NOTES:

1. THIS SURVEY HAS BEEN PREPARED IN THE NORTH AMERICAN DATUM OF 1983 (NAD83), NEW JERSEY STATE PLANE COORDINATE SYSTEM, US FOOT. THE BEARINGS SHOWN HEREON REFER TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM OF 1927 (NAD27), AND ARE IN ACCORDANCE WITH THE FILE MAP NO. 3475.
2. ELEVATIONS SHOWN HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). REFERENCE LOCAL BENCH MARK: "PID–A72", (KV0291), (FIRST CLASS), EL=16.76 FT.

REFERENCE MAPS:

1. "FINAL SUBDIVISION OF EIGHTEENTH STREET CORRIDOR, CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY" PREPARED ON 05/17/1991 BY GEOD CORPORATION, AND FILED IN THE HUDSON COUNTY CLERK'S OFFICE ON 08/16/1991 AS FILE MAP NO. 3475.

FLOOD ZONE DESIGNATION:

THE NORTHERN PORTION OF THE PROPERTY IS LOCATED WITHIN FLOOD ZONE AE, BASE FLOOD ELEVATION = 11.00 (NAVD88), AS SHOWN ON FEMA MAP NO. 34017C0110GD, EFFECTIVE DATE 08/16/2006.

THIS SURVEY IS SUBJECT TO:

THIS SURVEY IS SUBJECT TO THE FACTS DISCLOSED BY FIDELITY NATIONAL TITLE COMPANY TITLE COMMITMENT NO. 37071 DATED JANUARY 15, 2020, INCLUDING THE EXCEPTIONS IDENTIFIED UNDER SCHEDULE B, PART II:

10. SITEWIDE ACCESS EASEMENT CONTAINED IN DEED BOOK 3870, PAGE 209 AS AMENDED IN DEED BOOK 4386, PAGE 16 AND DEED BOOK 5329, PAGE 307. (18TH STREET IS NOW A DEDICATED PUBLIC STREET).
11. DECLARATION AS CONTAINED IN DEED BOOK 5816, PAGE 1. (NOT PLOTTABLE).
12. ROAD AND UTILITY DEDICATION CONTAINED IN DEED BOOK 4866, PAGE 195. (DEDICATION OF 18TH STREET).

DEED DESCRIPTION
LOT 2 BLOCK 6101

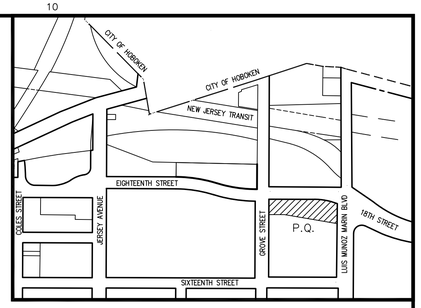
ALL THAT CERTAIN TRACT OR PARCEL OF LAND, SITUATED, LYING AND BEING IN THE CITY OF JERSEY CITY, COUNTY OF HUDSON, STATE OF NEW JERSEY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE SOUTHERLY LINE OF 18TH STREET (68.00 FEET WIDE), AND THE EASTERLY LINE OF GROVE STREET (80.00 FEET WIDE), AND RUNNING:

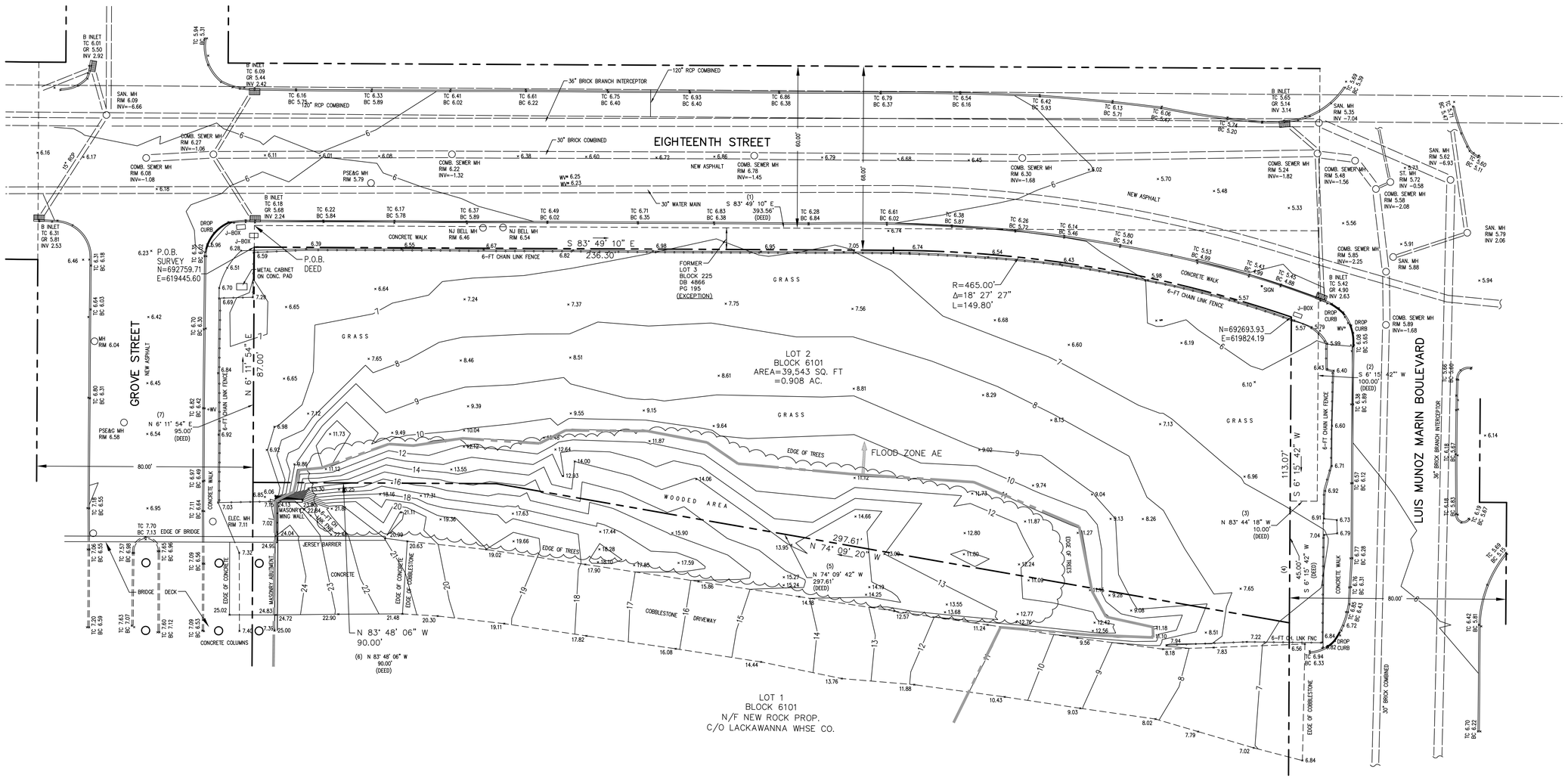
1. ALONG SOUTHERLY LINE OF 18TH STREET, S 83° 42' 41" E, 236.30 FEET TO A POINT OF CURVATURE, THENCE;
2. CONTINUING ALONG THE SAME, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 465.00 FEET AN ARC DISTANCE OF 149.80 FEET TO A POINT OF NON–TANGENCY, THENCE;
3. ALONG THE WESTERLY LINE OF LUIS MUNOZ MARIN BOULEVARD (WIDTH VARIES), S 6° 22' 11" W, 113.07 FEET TO A POINT, THENCE;
4. N 74° 02' 51" W, 297.61 FEET TO A POINT, THENCE;
5. N 83° 41' 37" W, 90.00 FEET TO A POINT IN THE EASTERLY LINE OF GROVE STREET, THENCE;
6. ALONG THE EASTERLY LINE OF GROVE STREET, N 6° 18' 23" E, 87.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 39,543 SQUARE FEET OR 0.908 ACRE.

THE ABOVE DESCRIBED PROPERTY BEING IDENTIFIED AS PROPOSED LOT 1 IN BLOCK 225 ON A MAP ENTITLED: "FINAL SUBDIVISION OF EIGHTEENTH STREET CORRIDOR, CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY", PREPARED BY GEOD, 16–24 KANOUSE ROAD, NEWFOUNDLAND, NEW JERSEY, DATED MAY 17, 1991, AND FILED IN THE HUDSON COUNTY CLERK'S OFFICE ON 08/16/1991 AS FILE MAP NO. 3475.



KEY MAP
SCALE: 1"=400'±



CERTIFICATION

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 SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A.

DATE: 03/14/2020

REV.	DATE	BY	CHECKED
1	03/14/20		
0	08/02/19		
	DESCRIPTION		

50 STATES ENGINEERING
ENGINEERING SURVEYING PLANNING
www.50StatesEngineering.com
43 MOONACHIE ROAD PH (201) 50–STATE
HACKENSACK, NJ 07601 FAX (201) 591–7907

PROJECT NAME
NADC
650 & 654 GROVE STREET
JERSEY CITY, N.J.

PROJECT NUMBER
19–147

CLASSIFICATION
SURVEYING

SCALE
1"=20'
20' 0 20' 40'

FIELD WORK BY: AB/JB
DRAWN BY: AB
DESIGNED BY: N/A
CHECKED BY: EL
APPROVED BY: MB

PROFESSIONAL LAND SURVEYOR
N.J. LIC. NO. 35822 FIRM LIC. NO. 50535

DRAWING TITLE
ALTA/NSPS LAND TITLE SURVEY
LOT 2 BLOCK 6101
CITY OF JERSEY CITY
HUDSON COUNTY NEW JERSEY

19–147–101