



RECORD DESCRIPTION OF PROPERTY LOT 14, BLOCK 27503 PARCEL II CITY OF JERSEY CITY **HUDSON COUNTY NEW JERSEY**

ALL THAT TRACT OR PARCEL OF LAND AND PREMISES, SITUATE, LYING AND BEING IN THE CITY OF JERSEY CITY, COUNTY OF HUDSON AND STATE OF NEW JERSEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF LOT 6F (A/K/A NEW JERSEY STATE HIGHWAY ROUTE NO. 185) AT THE DIVISION LINE BETWEEN LOT 43 AND NEW LOT 46, BLOCK 1500. SAID POINT HAVING COORDINATE VALUES OF NORTHING –

1) SOUTH 45 DEGREES 37 MINUTES 46 SECONDS EAST, A DISTANCE OF 1,272.18 FEET TO A POINT; THENCE

677,734.9571; EASTING - 2,163,058.4516. THENCE RUNNING:

2) SOUTH 47 DEGREES 23 MINUTES 18 SECONDS WEST, A DISTANCE OF 100.14 FEET TO A POINT; THENCE

3) NORTH 45 DEGREES 37 MINUTES 46 SECONDS WEST, A DISTANCE OF 611.09 FEET TO A POINT; THENCE

4) NORTH 44 DEGREES 22 MINUTES 14 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT; THENCE 5) NORTH 45 DEGREES 37 MINUTES 46 SECONDS WEST, A DISTANCE OF 656.00 FEET TO A POINT; THENCE

6) NORTH 44 DEGREES 28 MINUTES 56 SECONDS EAST, A DISTANCE OF 90.00 FEET TO THE POINT AND PLACE OF BEGINNING.

SURVEY DESCRIPTION OF PROPERTY LOT 14, BLOCK 27503 PARCEL II CITY OF JERSEY CITY

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, SITUATE IN CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY, BEING KNOWN AS LOT 14, BLOCK 27503 AS SHOWN ON THE TAX MAP OF THE CITY OF JERSEY CITY AND BEING DESCRIBED AS

HUDSON COUNTY

NFW JFRSFY

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CHAPEL AVENUE, ALSO KNOWN AS PIER ROAD, (R.O.W. VARIES). SAID POINT BEING DISTANT 1,049.12 FEET EAST FROM THE INTERSECTION FORMED BY SAID RIGHT OF WAY LINE OF CHAPEL AVENUE AND THE EASTERLY RIGHT OF WAY LINE CAVEN POINT ROAD, (R.O.W. VARIES); THENCE FROM SAID BEGINNING

1) SOUTH 45 DEGREES 30 MINUTES 48 SECONDS EAST, A DISTANCE OF 895.02 FEET TO A POINT; THENCE

2) SOUTH 79 DEGREES 59 MINUTES 08 SECONDS WEST, A DISTANCE OF 30.80 FEET TO A POINT; THENCE

3) SOUTH 36 DEGREES 19 MINUTES 08 SECONDS EAST, A DISTANCE OF 172.12 FEET TO A POINT; THENCE

4) SOUTH 50 DEGREES 42 MINUTES 08 SECONDS EAST, A DISTANCE OF 222.35 FEET TO A POINT; THENCE 5) SOUTH 47 DEGREES 30 MINUTES 16 SECONDS WEST, A DISTANCE OF 67.31 FEET TO THE POINT; THENCE

6) NORTH 45 DEGREES 30 MINUTES 48 SECONDS WEST, A DISTANCE OF 611.09 FEET TO A POINT; THENCE

7) NORTH 44 DEGREES 29 MINUTES 12 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT; THENCE

8) NORTH 45 DEGREES 30 MINUTES 48 SECONDS WEST, A DISTANCE OF 656.00 FEET TO A POINT; THENCE

9) NORTH 44 DEGREES 35 MINUTES 54 SECONDS EAST, A DISTANCE OF 90.00 FEET TO THE TRUE POINT AND PLACE OF

TITLE COMMITMENT NO. NCT21011262 SCHEDULE B - [PART II] EXCEPTIONS

11. TERMS CONDITIONS AND RESTRICTIONS IN CAVEN POINT REDEVELOPMENT PLAN AND THE AMENDED AND RESTATED CONTRACT FOR SALE OF LAND TO REDEVELOPER AS SET FORTH IN DEED BOOK 7292 PAGE 125. (NOT SURVEY RELATED)

12. TERMS AND CONDITIONS IN LICENSE AGREEMENT BETWEEN PORT LIBERTE PARTNERS, A NEW JERSEY LIMITED PARTNERSHIP AND CATAMARAN, INC., A NEW JERSEY CORPORATION AS SET FORTH IN DEED BOOK 4213 PAGE 258. (NOT SURVEY RELATED)

13. TERMS AND CONDITIONS IN EASEMENT AGREEMENT BETWEEN PORT LIBERTE PARTNERS AND PORT LIBERTE HOMEOWNERS ASSOCIATION, INC. AS SET FORTH IN DEED BOOK 4742 PAGE 294. (NOT SURVEY RELATED) 14. TERMS AND CONDITIONS IN PERMIT FOR WATERFRONT DEVELOPMENT AND WATER QUALITY

CERTIFICATE GRANTED TO LIBERTY NATIONAL DEVELOPMENT CO., AS SET FORTH IN BOOK 5637 PAGE 336. (NOT LOCATED ON SUBJECT PROPERTY, CITED MAP NOT INCLUDED WITH

15. TERMS AND CONDITIONS IN PERMIT FOR WATERFRONT DEVELOPMENT AND WATER QUALITY CERTIFICATE GRANTED TO LIBERTY NATIONAL DEVELOPMENT CO., LLP, AS SET FORTH IN BOOK 7026 PAGE 174. (NOT LOCATED ON SUBJECT PROPERTY)

16. INTENTIONALLY DELETED. 17. DEDICATION AND EASEMENT AGREEMENT FOR THE CHAPEL AVENUE PUMP STATION AND FORCE MAIN AS SET FORTH IN DEED BOOK 7321 PAGE 243. (PUMP STATION EASEMENT IS LOCATED SOUTH OF SUBJECT PROPERTY, FORCE MAIN EASEMENT PLOTTED)

18. DEDICATION AND EASEMENT AGREEMENT TO VACATE, RELOCATE, AND RECONSTRUCT A

PORTION OF THE EXISTING RICHARD STREET OUTFALL AND EASEMENT AREA AS SET FORTH IN DEED BOOK 7321 PAGE 290, AS AFFECTED BY ACCEPTANCE CERTIFICATE AS SET FORTH IN DEED BOOK 7336 PAGE 50. (PLOTTED, PARTIALLY ON SUBJECT PROPERTY) F.M.#4078 19. EASEMENT FOR INGRESS AND EGRESS ON FOOT OR BY VEHICLE, IN. ON. THROUGH AND OVER PIER ROAD AS SET FORTH IN DEED BOOK 3315 PAGE 123 AND DEED BOOK 3145 PAGE 493, AS AFFECTED BY EASEMENT AGREEMENT FOR RELOCATION OF CHAPEL AVENUE/PIER ROAD AS SET FORTH IN DEED BOOK 4734 PAGE 293 AND DEED BOOK 4834 PAGE 104.

(PLOTTED. PARTIALLY ON SUBJECT PROPERTY) 20. TERMS. CONDITIONS AND OBLIGATIONS IN CERTIFICATE OF THE COMMISSIONER OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION GRANTING RELEASE OF CONSERVATION RESTRICTIONS AS SET FORTH IN DEED BOOK 8780 PAGE 215. (PLOTTED, ON PROPERTY,

EXTINGUISHED BY DEED) 21. EASEMENTS, RIGHT OF WAY, AND RESERVATIONS IN WARRANTY DEED OF EASEMENT FOR ACQUISITION OF RIGHT OF WAY OVER CHAPEL AVENUE, AS SET FORTH IN DEED BOOK 4850 PAGE 240; AS AFFECTED BY CORRECTIVE QUITCLAIM DEED FOR COMPLETE VACATION OF

EASEMENT OVER PIER ROAD, (N/K/A CHAPEL AVENUE) AS SET FORTH DEED BOOK 7915 PAGE 272. (PLOTTED. EASEMENT VACATED) 22. EASEMENT AGREEMENT FOR CHAPEL AVENUE CROSSINGS, CURB CUTS, SLOPE RIGHTS AND

UTILITIES AS SET FORTH IN DEED BOOK 7378 PAGE 196. (NOT ON SUBJECT PROPERTY) 23. ACCESS EASEMENT GRANTED TO STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AS SET FORTH IN DEED BOOK 8780 PAGE 176. (PLOTTED, PARTIALLY ON PROPERTY)

24. TERMS IN CONDITIONS IN GRANT OF ACCESS EASEMENT AS SET FORTH IN DEED BOOK 8780 PAGE 195. (PLOTTED, PARTIALLY ON PROPERTY) 25. TERMS, CONDITIONS, COVENANTS AND RESTRICTION IN CONTRACT OF SALE BETWEEN

JERSEY CITY REDEVELOPMENT AGENCY AND PORT LIBERTE PARTNERS AS SET FORTH IN DEED BOOK 3470 PAGE 29, AS AMENDED BY FIRST AMENDMENT TO CONTRACT OF SALE AS SET FORTH IN DEED BOOK 3469 PAGE 1019, AS FURTHER AMENDED BY SECOND AMENDMENT TO CONTRACT OF SALE AS SET FORTH IN DEED BOOK 3752 PAGE 91, AS FURTHER AMENDED BY THIRD AMENDMENT TO CONTRACT FOR THE SALE OF LAND TO REDEVELOPER AS SET FORTH IN DEED BOOK 5449 PAGE 1. (CONTRACT OF SALE, NOT SURVEY RELATED)

26. AMENDED AND RESTATED CONTRACT FOR SALE OF LAND TO REDEVELOPER AS SET FORTH IN DEED BOOK 5982 PAGE 228, AS AMENDED BY SECOND AMENDED AND RESTATED CONTRACT FOR THE SALE OF LAND TO DEVELOPER AS SET FORTH IN DEED BOOK 7961 PAGE 1. (CONTRACT OF SALE, NOT SURVEY RELATED) 27. EASEMENTS, RESTRICTIONS, SETBACK LINES AND ALL OTHER MATTERS AS SHOWN ON FILED

MAP NO. 3929, FILED OCTOBER 1, 2003. (NOT PLOTTED - REDUCED COPY ILLEGIBLE) 28. PRIVATE RIGHTS, INCLUDING, WITHOUT LIMITATIONS, THE RIGHTS OF UTILITY COMPANIES IN AND TO SO MUCH OF THE PREMISES IN QUESTION AS LIE WITHIN THE VACATED PORTION OF PIER ROAD, CHAPEL AVENUE AND RICHARD STREET. (NOT SURVEY RELATED)

29. TERMS CONDITIONS AND RESTRICTIONS OF THE CAVEN POINT REDEVELOPMENT PLAN AND

THE AMENDED AND RESTATED CONTRACT FOR SALE OF LAND TO REDEVELOPER AS SET FORTH IN DEED BOOK 7082 PAGE 140. (NOT SURVEY RELATED) 30. DECLARATION OF COVENANTS, EASEMENT AND RESTRICTION FOR THE PORT LIBERTE DEVELOPMENT AS SET FORTH IN DEED BOOK 7082 PAGE 17. (CONTRACT OF SALE, NOT

SURVEY RELATED) 31. INTENTIONALLY DELETED

32 INTENTIONALLY DELETED 33. SEWER EASEMENT AS SET FORTH IN DEED BOOK 2002 PAGE 262. (PLOTTED, PARTIALLY ON

34. TERMS AND CONDITIONS IN MEMORANDUM OF CONTRACT OF SALE BETWEEN CITY OF JERSEY CITY AND UNITED STATES OF AMERICA AS SET FORTH IN DEED BOOK 5614 PAGE 1, AS AMENDED BY FIRST AMENDMENT TO RESTATED DECLARATION OF COVENANTS EASEMENTS AND RESTRICTIONS AS SET FORTH IN DEED BOOK 5755 PAGE 125, AS FURTHER AMENDED BY SECOND AMENDMENT TO RESTATED DECLARATION OF COVENANTS. FASEMENT AND RESTRICTIONS AS SET FORTH IN DEED BOOK 5865 PAGE 146. AS FURTHER AMENDED BY THIRD AMENDMENT TO RESTATED DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS AS SET FORTH IN DEED BOOK 7005 PAGE 248. AS FURTHER AMENDED BY

FOURTH AMENDMENT TO RESTATED DECLARATION OF COVENANTS. EASEMENTS AND RESTRICTIONS AS SET FORTH IN DEED BOOK 7178 PAGE 102. AS FURTHER AMENDED BY FIFTH AMENDMENT TO RESTATED DECLARATION OF COVENANTS. EASEMENTS AND RESTRICTIONS AS SET FORTH IN DEED BOOK 7361 PAGE 212, AS FURTHER AMENDED BY SIXTH AMENDMENT TO RESTATED DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS AS SET FORTH IN DEED BOOK 7523 PAGE 191. AS FURTHER AMENDED BY SEVENTH AMENDMENT TO RESTATED DECLARATION OF COVENANTS, FASEMENTS AND RESTRICTION AS SET FORTH IN DEED BOOK 8353 PAGE 130, AS FURTHER AMENDED BY EIGHTH AMENDMENT TO RESTATED DECLARATION OF COVENANTS, EASEMENTS AND

RESTRICTIONS AS SET FORTH IN DEED BOOK 8353 PAGE 134. (BLANKET UTILITY AND ACCESS EASEMENTS, ROADWAYS AND VIABLE UTILTIY STRUCTURES ARE SHOWN AS TO DEED BOOK 8353, PAGE 134. PUBLIC EASEMENT ACROSS LOT 17 PLOTTED). CONSERVATION EASEMENT IS NOT LOCATED ON SUBJECT PROPERTY 35. EASEMENT AGREEMENT FOR DRAINAGE, WATER QUALITY BASINS AND UTILITIES AS SET FORTH IN DEED BOOK 7523 PAGE 208. (BLANKET RIGHTS FOR USE OF CERTAIN UTILITIES AND STORMWATER STRUCTURE, LOCATION OF FACILITIES IS NOT DEFINED, BENEFITS SUBJECT

PROPERTY, DRAINAGE EASEMENT NOT LOCATED ON SUBJECT PROPERTY) 36. TERMS AND CONDITIONS IN MEMORANDUM AGREEMENT AS SET FORTH IN DEED BOOK 8353 PAGE 168. (NOT ON SUBJECT PROPERTY)

37. EASEMENTS, RESTRICTIONS, SETBACK LINES AND ALL OTHER MATTERS AS SHOWN ON FILED MAP NO. 3345, FILED MAP NO. 3831, FILED MAP NO. 4001 AND FILED MAP NO. 4078. (SEWER EASEMENT PLOTTED, PARTIALLY ON PROPERTY) 38. TERMS AND CONDITIONS OF RIPARIAN GRANT AS SET FORTH IN DEED BOOK 468 PAGE 236.

(APPEARS TO COVER A PORTION OF SUBJECT PROPERTY, CITED MAP NOT INCLUDED WITH 39. TERMS AND CONDITIONS OF RIPARIAN GRANT AS SET FORTH IN DEED BOOK 1256 PAGE 421,

DEED BOOK 1401 PAGE 171 AND DEED BOOK 1412 PAGE 60. (APPEARS TO COVER A PORTION OF SUBJECT PROPERTY CITED MAP NOT INCLUDED WITH DEED) 40. TERMS AND CONDITIONS OF RIPARIAN GRANT AS SET FORTH IN LIBER V PAGE 219. (APPEARS TO COVER A PORTION OF SUBJECT PROPERTY, CITED MAP NOT INCLUDED WITH DEED)

41. TERMS AND CONDITIONS OF RIPARIAN GRANT AS SET FORTH IN LIBER C-1 PAGE 107. (APPEARS TO COVER A PORTION OF SUBJECT PROPERTY, CITED MAP NOT INCLUDED WITH 42. TERMS AND CONDITIONS OF RIPARIAN GRANT AS SET FORTH IN LIBER G PAGE 105.

43 STATEMENT OF NO INTEREST AS SET FORTH IN LIBER B-7 PAGE 136. (APPEARS TO COVER SUBJECT PROPERTY, CITED MAP NOT INCLUDED WITH DEED)

(APPEARS TO COVER A PORTION OF SUBJECT PROPERTY, CITED MAP NOT INCLUDED WITH

SURVEY NOTES:

PROPERTY DESIGNATION: PROPERTY KNOWN AND DESIGNATED AS TAX LOTS 13, 14, 16 & 17, BLOCK 27503 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF JERSEY CITY, HUDSON COUNTY, NEW

2. PROPERTY ADDRESS: THE COMPLETE ADDRESSES OF THE PROPERTY ARE KNOWN AS LOT 14 CHAPEL AVENUE, LOT 16 CHAPEL AVENUE, LOT 17 1 CONSTELLATION PLACE, JERSEY CITY, HUDSON COUNTY,

3. PROPERTY AREA: LOT 14 - 104,418 S.F., 2.397 ACRES, LOT 16 - 79,754 S.F., 1.831 ACRES, LOT 17 - 118,004 S.F., 2.709 ACRES. TOTAL AREA OF TRACT - 302,176 S.F., 6.937 ACRES

4. <u>CERTIFICATION</u>: THIS IS TO CERTIFY THAT THIS SURVEY IS ACCURATE, AND THAT THIS DRAWING IS A TUE 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.

5. 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 (C45:8-36.3) AND N.J.A.C. 13:40 - 5.1(D).

6. <u>TITLE REPORT</u>: COMMITMENT NO. NCT21011262 BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, REVISED SEPTEMBER 19, 2021 AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS

7. <u>WETLANDS</u>: NO WETLANDS ARE KNOWN TO EXIST AT THIS SITE.

8. FLOOD: SUBJECT PROPERTY IS LOCATED IN FEMA PRELIMINARY FLOOD ZONE AE ELEVATION 12.0, ZONE AE ELEVATION 11.0, ZONE AE ELEVATION 16.0, ZONE X (UNSHADED), ZONE X (SHADED), (AREAS OF 0.2% ANNUAL CHANCE FLOOD PER FLOOD HAZARD DATA PANEL NO.34017C0104E, DATED 1-30-15.

ZONING REPORT: NO ZONING REPORT WAS PROVIDED.

10. <u>TIDELANDS</u>: TIDELANDS MAP NO. 672-2160 AND 272-2166 SHOWS SUBJECT PROPERTY, TRACT II, TRACT III & TRACT IV TO BE CLAIMED BY THE STATE OF NEW JERSEY.

11. <u>HORIZONTAL DATUM</u>: THE BEARINGS AND DISTANCES SHOWN HEREON REFERENCE THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (N.J.P.C.S.) NORTH AMERICAN DATUM OF 1983 (NAD 83).

12. <u>VERTICAL DATUM</u>: THE ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88). SITE BENCHMARK PK. AT ELEVATION 11.38.

13. <u>BUILDING FOOTPRINT</u>: THE LOT IS VACANT, NO BUILDINGS EXIST ON SITE.

14. <u>UTILITIES</u>: 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 MARKOUT 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.

15. <u>STATE CERTIFICATION:</u> 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. 13:40-9.

16. ERROR OF CLOSURE: THE ERROR OF CLOSURE HAS BEEN CALCULATED TO BE: LOT 14, BLOCK 27503 1:

5,513,394.00, LOT 16, BLOCK 27503 1: 1,928,837.50, LOT 17, BLOCK 27503 1: 2,454,550.00. 17. PARKING: NO CLEARLY IDENTIFIABLE PARKING SPACES WERE OBSERVED AT THIS SITE. LINES WERE

EXTREMELY FADED.

18. PARTY WALLS: THE LOTS ARE VACANT; THEREFORE, NO PARTY WALL EXIST.

19. <u>EARTH MOVING:</u> NO EARTHMOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED AT TIME OF SURVEY.

20. <u>RIGHT OF WAYS:</u> NO RIGHT OF WAY CHANGES WERE OBSERVED AT TIME OF SURVEY.

21. LOCATION OF FEATURES: NO RECTIFIED ORTHOPHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE/MOBILE LASER SCANNING OR OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES WERE USED.

SURVEY MAP REFERENCES:

1. ALTA/NSPS LAND TITLE SURVEY, PORTE LIBERTE, CHAPEL AVENUE, LOTS 16 & 17, BLOCK 27503, CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY, "BY CONTROL POINT ASSOCIATES, DATED 12-1-17, REVISED 2-10-18.

2. BOUNDARY SURVEY OF BLOCK 52703, LOTS 14 & 13, CHAPEL AVENUE, CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY, BY INSITE SURVEYING, LLC., DATED 9/20/19, REVISED 1/13/20.

SURVEY DESCRIPTION OF PROPERTY

LOT 17, BLOCK 27503

PARCEL IV

CITY OF JERSEY CITY

HUDSON COUNTY

NEW JERSEY

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CHAPEL AVENUE, ALSO KNOWN AS PIER ROAD, (R.O.W.

VARIES), SAID POINT BEING THE FOLLOWING TWO COURSES FROM THE POINT OF BEGINNING OF LOT 16, BLOCK 27503:

B) SOUTH 79 DEGREES 59 MINUTES 08 SECONDS WEST, A DISTANCE OF 30.80 FEET TO A POINT; THENCE FROM SAID

1) NORTH 79 DEGREES 59 MINUTES 08 SECONDS EAST, A DISTANCE OF 321.60 FEET TO THE POINT; THENCE

4) SOUTH 50 DEGREES 42 MINUTES 08 SECONDS EAST, A DISTANCE OF 240.45 FEET TO A POINT; THENCE

5) SOUTH 39 DEGREES 17 MINUTES 52 SECONDS WEST, A DISTANCE OF 89.37 FEET TO A POINT; THENCE

6) SOUTH 54 DEGREES 30 MINUTES 47 SECONDS WEST, A DISTANCE OF 62.22 FEET TO A POINT; THENCE

7) SOUTH 44 DEGREES 47 MINUTES 10 SECONDS WEST, A DISTANCE OF 142.75 FEET TO A POINT; THENCE

8) NORTH 45 DEGREES 23 MINUTES 24 SECONDS WEST, A DISTANCE OF 135.85 FEET TO A POINT; THENCE

9) NORTH 47 DEGREES 30 MINUTES 16 SECONDS EAST, A DISTANCE OF 40.01 FEET TO A POINT; THENCE

10) NORTH 50 DEGREES 42 MINUTES 08 SECONDS WEST, A DISTANCE OF 222.35 FEET TO A POINT; THENCE

2) SOUTH 10 DEGREES 00 MINUTES 52 SECONDS EAST, A DISTANCE OF 28.43 FEET TO A POINT OF CURVATURE; THENCE

11) NORTH 36 DEGREES 19 MINUTES 08 SECONDS WEST, A DISTANCE OF 174.12 FEET TO THE TRUE POINT AND PLACE OF

3) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 121.00 FEET, AN ARC LENGTH OF 85.93 FEET, A CENTRAL ANGLE OF

40 DEGREES. 41 MINUTES 22 SECONDS, A CHORD BEARING OF SOUTH 30 DEGREES 21 MINUTES 24 SECONDS EAST, A

A) SOUTH 45 DEGREES, 30 MINUTES 48 SECONDS EAST, A DISTANCE OF 285.10 FEET TO A POINT; THENCE

CHORD LENGTH OF 84.14 FEET TO A POINT OF TANGENCY; THENCE

BEGINNING POINT,

DB 7292, PG 125

DB 7082, PG 140

NJ ONE CALL....800-272-1000

InSite Surveving, 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

REVISIONS

ALTA/NSPS LAND

TITLE SURVEY

BLOCK 27503, LOTS 14, 16 & 17

CHAPEL AVENUE &

1 CONSTELLATION PLACE

CITY OF JERSEY CITY

HUDSON COUNTY

NEW JERSEY

SITUATED IN:

REPARED FOR:

09/21/21 INITIAL RELEASE

SCALE: 1"=20' DRAWN BY: BLG DATE: 08/23/21 CHECKED BY: JS JOB #: 21-S001-536

CERTIFICATION WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 202 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS

LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED B ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6a, 6b, 7b1, 8, 9, 10, 11a. 11b. 13. 14. 15. 16. 17. 18 & 20 OF TABLE A THEREOF, TH FIELDWORK WAS COMPLETED ON 08/23/21



ID RAISED SEAL OF THE PROF PROFESSIONAL LAND SURVEYOR

NJ LIC. NO. GS43362

SCALE : 1" = 20' **LEGEND EXISTING** CONTOUR LINE SPOT ELEVATION BUILDING WALL

GAS WATER ____ w ____ w ____ INLET $====\bigcirc$ STORM SANITARY MAIN **OVERHEAD WIRE** — E — Е — TELEPHONE UTILITY POLE

-₩**-**

HYDRANT SIGN POST FENCE LIGHT FIXTURE TEST PIT LOCATION GRADE FLOW ARROW

SWALE CENTER LINE

SURVEY DESCRIPTION OF PROPERTY LOT 16, BLOCK 27503 PARCEL III CITY OF JERSEY CITY **HUDSON COUNTY NEW JERSEY**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, SITUATE IN CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY, BEING KNOWN AS LOT 16, BLOCK 27503 AS SHOWN ON THE TAX MAP OF THE CITY OF JERSEY CITY AND BEING DESCRIBED AS

VARIES). SAID POINT BEING DISTANT 1.856.04 FEET EAST FROM THE INTERSECTION FORMED BY SAID RIGHT OF WAY LINE OF

1) NORTH 79 DEGREES 59 MINUTES 08 SECONDS EAST, A DISTANCE OF 313.26 FEET TO A POINT ON A CURVE; THENCE 2) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 104.18 FEET, AN ARC LENGTH OF 106.88 FEET, A CENTRAL ANGLE OF 58 DEGREES 46 MINUTES 41 SECONDS, A CHORD BEARING OF SOUTH 70 DEGREES 37 MINUTES 35 SECONDS EAST, A CHORD LENGTH OF 102.25 FEET TO A POINT OF TANGENCY; THENCE

5) SOUTH 55 DEGREES 00 MINUTES 25 SECONDS EAST, A DISTANCE OF 11.31 FEET TO A POINT; THENCE 6) SOUTH 10 DEGREES 00 MINUTES 52 SECONDS EAST, A DISTANCE OF 42.37 FEET TO THE POINT; THENCE 7) SOUTH 79 DEGREES 59 MINUTES 08 SECONDS WEST, A DISTANCE OF 290.80 FEET TO A POINT IN SAID NORTHERLY LINE OF

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CHAPEL AVENUE, ALSO KNOWN AS PIER ROAD, (R.O.W. CHAPEL AVENUE AND THE EASTERLY RIGHT OF WAY LINE CAVEN POINT ROAD, (R.O.W. VARIES); THENCE FROM SAID BEGINNING

3) NORTH 79 DEGREES 59 MINUTES 08 SECONDS EAST, A DISTANCE OF 46.00 FEET TO A POINT; THENCE 4) SOUTH 10 DEGREES 00 MINUTES 52 SECONDS EAST, A DISTANCE OF 131.56 FEET TO A POINT; THENCE

8) ALONG SAID LINE, NORTH 45 DEGREES 30 MINUTES 48 SECONDS WEST, A DISTANCE OF 285.10 FEET TO THE TRUE POINT