

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) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.

SITE BENCHMARKS:	BENCHMARK-A N=692722.0714 E=619622.6414 Z=6.23 MAG NAIL SET	BENCHMARK-B N=691991.7236 E=619580.7771 Z=6.67 X-CUT SET
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3. STREET NAMES, BLOCK AND LOT NUMBERS ARE SHOWN IN ACCORDANCE WITH THE CITY OF JERSEY CITY TAX MAPS.

4. PLANIMETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. DURING SEPTEMBER 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.

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 THE 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

(NONE PROVIDED)

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.A.C. 45:8-36.3) AND N.J.A.C. 13:40-5.1(f).

THIS PLAN NOT VALID UNLESS EMBOSSED WITH THE IMPRESSION SEAL OR ENCRYPTED WITH THE DIGITAL SIGNATURE AND SEAL OF THE PROFESSIONAL.

TABLE A ITEM 3

PER THE MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, HUDSON COUNTY, NEW JERSEY (ALL JURISDICTIONS) PANEL 106 OF 118, MAP NUMBER 34017C0106D, EFFECTIVE DATE: 8/16/2006," THE ENTIRE SUBJECT PROPERTY LIES WITHIN ZONE AE, A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - BASE FLOOD ELEVATION DETERMINED, 0. NAD83

TABLE A ITEM 9

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

REGULAR SPACES = 10
DISABLED SPACES = 1
TOTAL SPACES = 11

THE PROPERTY HAS DIRECT ACCESS TO FIFTEENTH AND SIXTEENTH STREETS, PUBLIC RIGHTS OF WAY.

THE SURVEY HAS NOT BEEN MADE AWARE OF PROPOSED CHANGES TO RIGHTS OF WAY LINES.

THE SURVEYOR DID NOT FIND ANY GAPS, GORES, OR OVERLAPS WITH THE ADJOINING PROPERTIES.

THE SURVEYOR DID NOT FIND ANY GAPS, GORES, OR OVERLAPS BETWEEN THE TRACTS COMPRISING THE SUBJECT PROPERTY.

THE SURVEYOR DID NOT OBSERVE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.

THE SURVEYOR DID NOT OBSERVE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

THE SURVEYOR DID NOT OBSERVE A DELINEATION OF WETLANDS.

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

BEGINNING at the intersection of the southerly sideline of Sixteenth Street, 60 feet wide, and the westerly sideline of Main Boulevard, 60 feet wide; running thence

1. Along said westerly sideline of Main Boulevard, North 61°42'00" West a distance of 150.00 feet, to a point on the northerly line of lands now or formerly Franklin 8989 Realty Inc. as described in Deed Book 9897 Page 1081, Realty Inc.
2. From said point, North 83°45'40" West a distance of 100.00 feet, to a point; thence
3. Continuing along the same, South 61°42'00" West a distance of 50.00 feet, to a point on the southerly sideline of Fifteenth Street, 60 feet wide; thence
4. Along said northerly sideline of Fifteenth Street, North 83°45'40" West a distance of 100.00 feet, to a point on the easterly line of lands now or formerly Real Shelter for All LLC as described in Deed Book 3546 Page 1081, Realty Inc.
5. Along said lands of Real Shelter for All LLC, North 06°14'20" East a distance of 100.00 feet, to a point; thence
6. Continuing along the same, South 83°45'40" East a distance of 25.00 feet, to a point; thence
7. Continuing along the same, North 61°42'00" East a distance of 100.00 feet, to a point on the aforementioned southerly sideline of Sixteenth Street; thence
8. Along said southerly sideline of Sixteenth Street, South 83°45'40" East a distance of 175.00 feet to the point of BEGINNING.

BEGINNING at the intersection of lands now or formerly the Roman Catholic Archdiocese of Newark, the northerly sideline of Fifteenth Street, 60 feet wide, and the lands described herein, said point being a distant 100.00 feet from the intersection of the easterly sideline of Grove Street, 60 feet wide, and said northerly sideline of Fifteenth Street, 60 feet wide;

1. Along said lands of the Roman Catholic Archdiocese of Newark, North 06°14'20" East a distance of 100.00 feet, to a point; thence

2. Continuing along the same, South 04°45'40" East a distance of 0.62 feet, to a point; thence

3. Continuing along the same, South 04°45'40" East a distance of 100.00 feet, to a point; thence

4. Along said lands now or formerly owned as described in Deed Book 8613 Page 41, North 06°14'20" East a distance of 100.00 feet, to a point on the southerly sideline of Sixteenth Street, 60 feet wide;

5. Along said southerly sideline of Sixteenth Street, South 83°45'40" East a distance of 126.00 feet, to a point on the easterly sideline of Fifteenth Street, North 06°14'20" East a distance of 126.00 feet, to a point as described in Deed Book 9195 Page 703; thence

6. Continuing along the same, South 04°45'40" East a distance of 100.00 feet, to a point; thence

7. Continuing along the same, North 83°45'40" West a distance of 25.00 feet, to a point; thence

8. Continuing along the same, South 06°14'20" West a distance of 100.00 feet, to a point on the northerly sideline of Fifteenth Street; thence

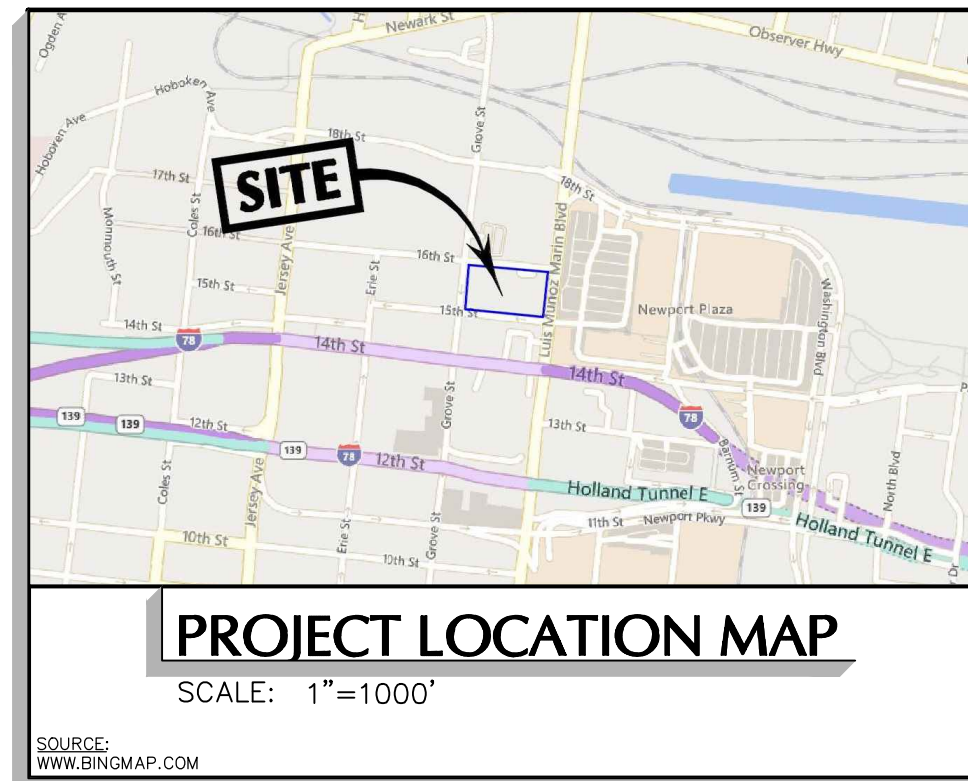
9. Along said northerly sideline of Fifteenth Street, North 06°14'20" West a distance of 101.62 feet, to the point of BEGINNING.

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/NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 11(a), 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 17, 2021.

SIGNATURE:

MATTHEW G. SIPLE
PROFESSIONAL LAND SURVEYOR NJ Lic. No. 24GSO043321



3/15/23	Updated Certification	1
Date	Description	No

REVISIONS

LANGAN

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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project

619 MARIN BOULEVARD REDEVELOPMENT

**BLOCK No. 7103, LOT Nos. 2-8 AND 11
CITY OF JERSEY CITY**

HUDSON COUNTY NEW JERSEY

Drawing Title

ALTA/NSPS LAND TITLE SURVEY

Project No. 1009548

Date _____

DECEMBER 14, 2021

DECEMBER 14

Drawn By

HBV/PDS

Checked By

Drawing No.