

KEY MAP
SCALE: 1" = 1000'

REFERENCES:

1. PLAN ENTITLED, "ALTAJACS LAND TITLE SURVEY OF 59 WATER STREET, 244 CULVER AVENUE & 39 MALLORY AVENUE, HUDSON COUNTY, JERSEY CITY, NEW JERSEY," AS PREPARED BY AMERICAN SURVEYING & MAPPING INC.
2. PLAN ENTITLED, "ALTANSPS LAND TITLE SURVEY, BLOCK 21701, LOT 1, EXISTING CONDITIONS & TOPOGRAPHIC PLAN, BLOCK 21701, LOTS 1, 13, 14, 17, 24 & 25, JERSEY CITY, HUDSON COUNTY, NEW JERSEY," AS PREPARED BY BOWMAN CONSULTING GROUP, LTD., DATED 9/30/2020.

NOTES:

1. SUBJECT PROPERTY IS KNOWN AS LOTS 1, 13, 14, 17, 24 & 25 IN BLOCK 21701 AS SHOWN ON CITY OF JERSEY CITY, HUDSON COUNTY TAX MAP SHEET 217, IS PART OF THE "ROUTE 440 - CULVER REDEVELOPMENT PLAN" AS ADOPTED BY THE JERSEY CITY MUNICIPAL COUNCIL BY ORDINANCE #13-029, AND CONTAINS 361,101 S.F. OR 8.2897 ACRES.
2. EXISTING LOT AND BLOCK NUMBERS SHOWN HEREON REFER TO THE TAX MAP OF THE CITY OF JERSEY CITY, HUDSON COUNTY, NJ.
3. THE HORIZONTAL DATUM SHOWN HEREON IS NAD83. COORDINATES SHOWN HEREON ARE BASED ON THE NEW JERSEY STATE PLANE COORDINATE SYSTEM.

LEGEND

NEW LOT 1 DENOTES NEWLY ASSIGNED LOT NUMBER

- (NR) DENOTES NON-RADIAL LOT LINE
- MF DENOTES MULTIFAMILY LOT
- DENOTES NEW PROPOSED INTERIOR CONCRETE MONUMENT
- DENOTES PROPOSED OUTBOUNDS CAPPED REBAR
- ⊙ DENOTES PROPOSED OUTBOUNDS CONCRETE MONUMENT
- NOTE: EACH PROPOSED MONUMENT SHALL BE SUBJECT TO A 5 FOOT RADIUS SURVEY EASEMENT AS DESCRIBED IN THE NEW JERSEY "MAP FILING LAW".
- MONUMENT FOUND
- IRON PIPE FOUND
- ▨ PROPOSED RIGHT-OF-WAY TO BE DEDICATED (SHADED AREA)

Setback lines and dimensions shown hereon are at minimum distances in accordance with current minimum ordinance requirements. Actual dimensions may vary based on dwelling height and location.

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS MAP HAS BEEN MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND COMPLIES WITH THE "MAP FILING LAW".

I FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HEREON HAVE BEEN SET.

MARTIN F. TIRELLA _____ DATE _____
PROFESSIONAL LAND SURVEYOR LIC. NO. 24GS02747700

HUDSON COUNTY PLANNING BOARD

THIS PLAN IS HEREBY APPROVED BY THE HUDSON COUNTY PLANNING BOARD SUBJECT TO THE RESTRICTIONS, AGREEMENTS, AND CONDITIONS SET FORTH BY THE HUDSON COUNTY PLANNING BOARD.

CHAIRMAN _____ DATE _____

MUNICIPAL ENGINEER'S CERTIFICATION

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW," RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

MUNICIPAL ENGINEER _____ DATE _____

OWNER'S CERTIFICATION

THE SUBDIVISION SHOWN HEREON IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS, WHO HEREBY CONSENT TO THE FILING THEREOF.

(OWNER)
(STREET ADDRESS)
(CITY, STATE, ZIP)

BY: _____ DATE _____
NAME: _____

MUNICIPAL CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP COMPLIES WITH THE PROVISIONS OF CHAPTER 141 P.L. 1960 AND FURTHER CERTIFY THAT IT HAS BEEN APPROVED FOR FILING IN THE HUDSON COUNTY CLERK'S OFFICE BY THE PLANNING BOARD OF THE CITY OF JERSEY CITY.

THIS CERTIFICATION SHALL EXPIRE IF THIS MAP IS NOT PROPERLY FILED WITH SAID COUNTY CLERK ON OR BEFORE _____

PLANNING BOARD CHAIRWOMAN _____ DATE _____

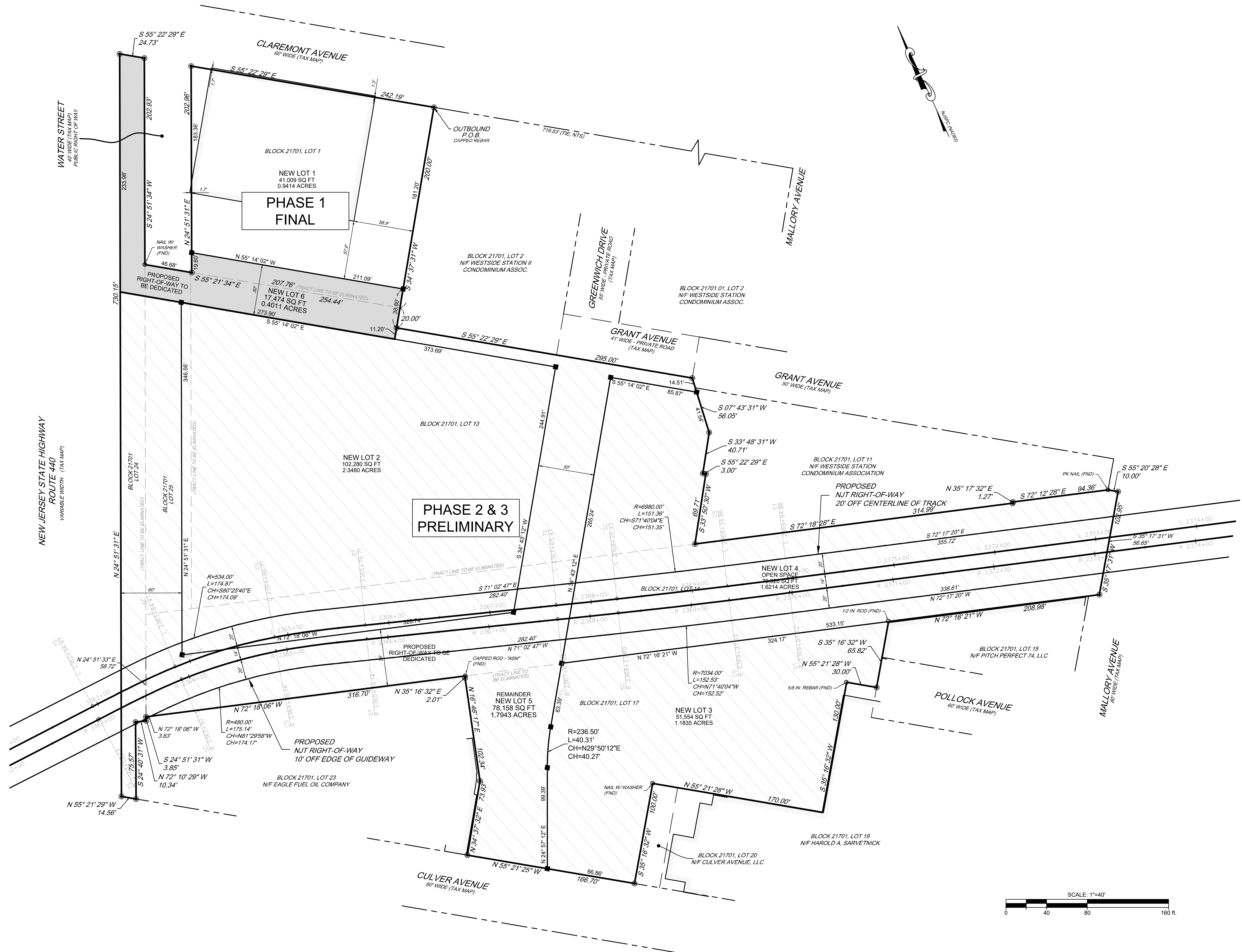
PLANNING BOARD SECRETARY _____ DATE _____

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW", P.L. 1975, C.291 (C.40:55D-1 ET SEQ.) OR LOCAL ORDINANCE.

I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

I HEREBY CERTIFY THAT THE MUNICIPAL BODY HAS APPROVED THE HIGHWAYS, STREETS, LANES OR ALLEYS AS SHOWN ON THIS MAP.

MUNICIPAL CLERK _____ DATE _____



1	DATE: 01/13/2021	REVISION
2	DATE: 01/13/2021	REVISION
3	DATE: 01/13/2021	REVISION
4	DATE: 01/13/2021	REVISION
5	DATE: 01/13/2021	REVISION
6	DATE: 01/13/2021	REVISION
7	DATE: 01/13/2021	REVISION
8	DATE: 01/13/2021	REVISION
9	DATE: 01/13/2021	REVISION
10	DATE: 01/13/2021	REVISION
11	DATE: 01/13/2021	REVISION
12	DATE: 01/13/2021	REVISION
13	DATE: 01/13/2021	REVISION
14	DATE: 01/13/2021	REVISION

Bowman CONSULTING

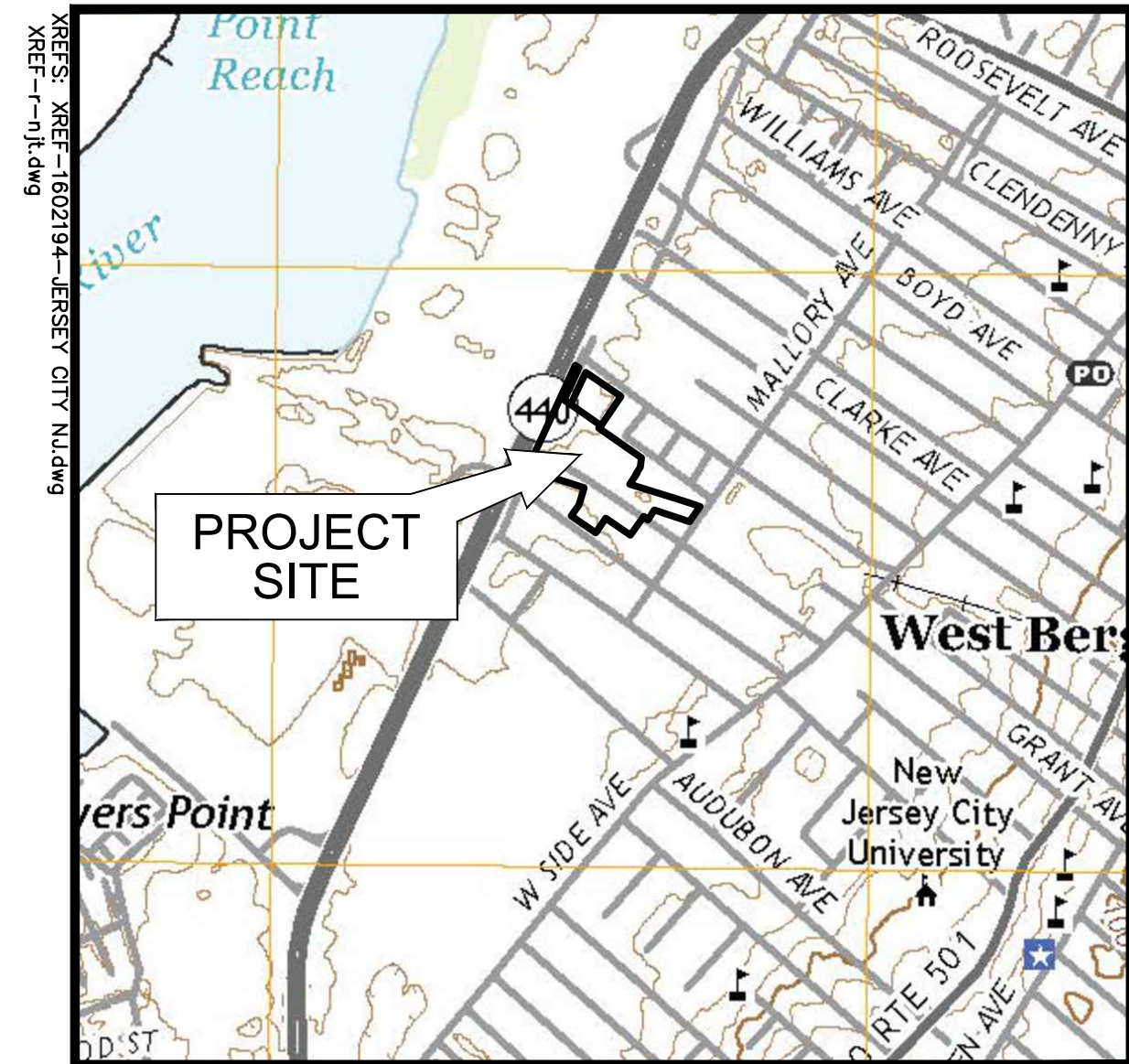
Phone: 732-666-5000
Fax: 732-666-5001
150 W. Main Street
Freehold, NJ 07728
E-mail: NJ@bowmanconsulting.com

MARTIN F. TIRELLA, N.J. PROFESSIONAL LAND SURVEYOR LIC. 24GS02747700

PHASE 1 - FINAL SUBDIVISION
440 CULVER - REDEVELOPMENT

BLOCK 21701, LOTS 1, 13, 14, 17, 24 & 25
JERSEY CITY, HUDSON COUNTY, NEW JERSEY

SHEET No. **1** OF **2**



KEY MAP
SCALE: 1" = 1000'

REFERENCES:

1. PLAN ENTITLED "ALTAJCS LAND TITLE SURVEY OF 59 WATER STREET, 244 CULVER AVENUE & 39 MALLORY AVENUE, HUDSON COUNTY, JERSEY CITY, NEW JERSEY," AS PREPARED BY AMERICAN SURVEYING & MAPPING INC.
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LEGEND

NEW LOT 1 DENOTES NEWLY ASSIGNED LOT NUMBER

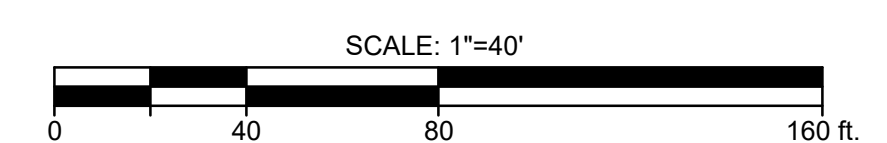
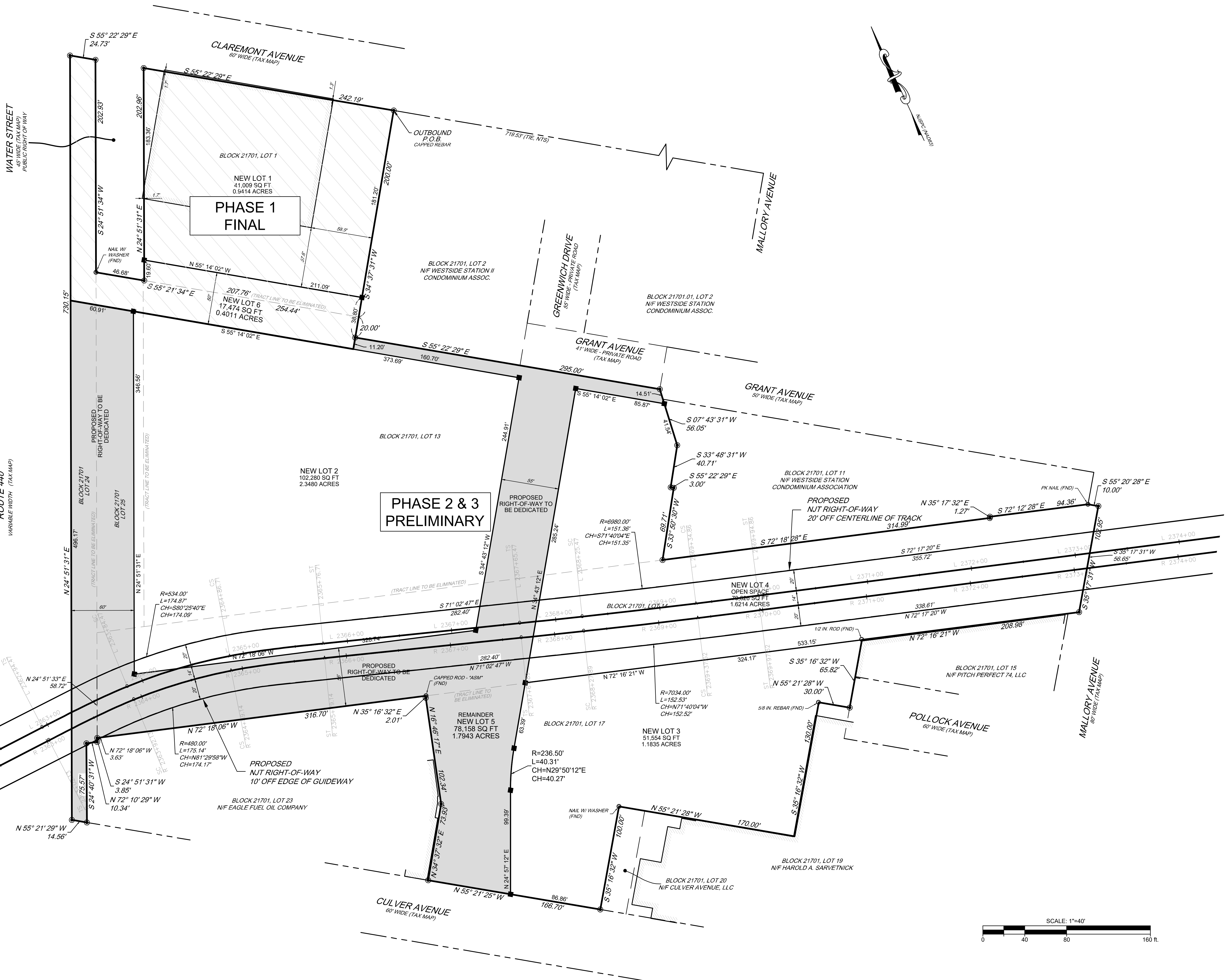
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MARTIN F. TIRELLA
PROFESSIONAL LAND SURVEYOR LIC. NO. 24GS02747700



HUDSON COUNTY PLANNING BOARD

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CHAIRMAN _____ DATE _____

MUNICIPAL ENGINEER'S CERTIFICATION

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MUNICIPAL ENGINEER _____ DATE _____

OWNER'S CERTIFICATION

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(OWNER)
(STREET ADDRESS)
(CITY, STATE, ZIP)

BY: _____ DATE _____

MUNICIPAL CERTIFICATION

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PLANNING BOARD CHAIRWOMAN _____ DATE _____

PLANNING BOARD SECRETARY _____ DATE _____

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MUNICIPAL CLERK _____ DATE _____

PHASE 2 & 3 - PRELIMINARY SUBDIVISION
440 CULVER - REDEVELOPMENT

BLOCK 21701, LOTS 1, 13, 14, 17, 24 & 25
JERSEY CITY, HUDSON COUNTY, NEW JERSEY

SHEET No. **2** OF **2**

Bowman CONSULTING

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NJ Certificate No. 24C02022000



MARTIN F. TIRELLA, N.J. Professional Land Surveyor Lic. 24GS0274700

1	10/28/22	REVISION
2	10/28/22	REVISION
3	10/28/22	REVISION
4	10/28/22	REVISION
5	10/28/22	REVISION
6	10/28/22	REVISION
7	10/28/22	REVISION
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11	10/28/22	REVISION
12	10/28/22	REVISION
13	10/28/22	REVISION
14	10/28/22	REVISION