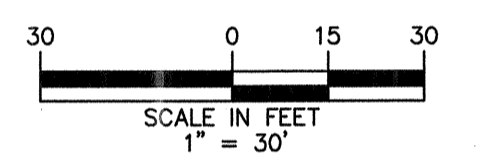


LEGEND (NOT SHOWN TO SCALE)	
	HYDRANT
	STREET LIGHT
	AREA LIGHT
	SIGNAL POLE
	POLE
	ANCHOR POLE
	MANHOLE (TYPE AS LABELED)
	WATER VALVE
	GAS VALVE
	UNKNOWN VALVE
	CATCH BASIN
	SPOT ELEVATION
	CLEAN OUT
	TREE
	BENCH MARK
	SIGN
	BOLLARD
	METAL COVER
	ELECTRIC BOX
	DOOR
	DOUBLE DOOR
	GARAGE DOOR
	PARKING METER
	STORM DRAIN
	SANITARY LINE
	GAS LINE
	WATER LINE
	ELECTRIC LINE
	TELEPHONE LINE
	COMBINED SEWER LINE
	CABLE TV LINE
	STEAM LINE
	UNKNOWN UTILITY LINE
	OVERHEAD WIRE
	GUIDE RAIL (TYPE AS NOTED)
	FENCE (TYPE AS NOTED)
	TREE LINE
	PROPERTY/RIGHT-OF-WAY LINE
	CONTOUR LINE
	REFERENCED UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING



NOTES:

- THIS PLAN IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:
A. PLANS ENTITLED "ALTA/ACSM LAND TITLE SURVEY, BLOCK 18, LOTS 1, 4 & 5, BLOCK 20, LOT 1, BLOCK 21, LOT 1, BLOCK 189, LOT 1, BLOCK 187, LOT 3, BLOCK 186, LOTS 5, 6, 7, 8 & 9, CITY OF ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY", PREPARED BY LANGAN, DATED 5/28/2015, REVISED 6/13/2016, DRAWING NO. V1010.
B. TITLE REPORT BY CHICAGO TITLE INSURANCE COMPANY
FILE NO.: 2015-80220 DATED: APRIL 2, 2015, UPDATED JUNE 9, 2016
C. PLAN ENTITLED "PLAN OF A PORTION OF ATLANTIC CITY, N.J. SHOWING LOCATIONS OF SURVEY MONUMENTS AND BENCH MARKS", DATED APRIL 1909.
D. CITY OF ATLANTIC CITY TAX MAPS, SHEETS 3, 34 & 35.
2. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO NEW JERSEY STATE PLANE COORDINATE SYSTEM (NJSPCS), NORTH AMERICAN DATUM OF 1983 (NAD83) - 2011, ESTABLISHED BY GPS SURVEY METHODS (LEICA SMARTNET).
3. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88-GEOD12A) BASED ON DIFFERENTIAL LEVELING FROM NATIONAL GEODETIC SURVEY MONUMENT JU4073.
SITE BENCHMARKS:
#1 - NGS SURVEY DISK (PID# JU4073) FOUND IN A TRAFFIC LIGHT FOUNDATION AT THE NORTHWESTERLY CORNER OF ATLANTIC AVENUE AND BOSTON AVENUE - ELEVATION 8.43'.
#2 - CONCRETE MONUMENT (CITY OF ATLANTIC CITY CONTROL MONUMENT) FOUND IN THE NORTHEASTERLY CORNER OF ATLANTIC AVENUE AND TRENTON AVENUE - ELEVATION 9.04'.
4. STREET NAMES AND R.O.W. WIDTHS, BLOCK AND LOT NUMBERS AS PER THE TAX MAPS OF THE CITY OF ATLANTIC CITY.
5. CONTOURS AND SPOT GRADES LABELED TO ONE DECIMAL PLACE HAVE BEEN OBTAINED FROM AERIAL TOPOGRAPHIC DATA AS NOTED HEREON. SPOT GRADES SHOWN TO TWO DECIMAL PLACES AND SUPPLEMENTAL TOPOGRAPHIC SURVEY WERE THE RESULTS OF GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. DURING APRIL AND MAY 2015, UPDATED IN JUNE 2016.
6. PLANIMETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM AERIAL SURVEY PREPARED BY PROMAPS, INC. BASED ON PHOTOGRAPHY DATED MAY 2014 COMBINED WITH GROUND SURVEY INFORMATION PERFORMED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. BETWEEN APRIL AND MAY 2015, UPDATED IN JUNE 2016.
7. AS PER THE "NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, CITY OF ATLANTIC CITY NEW JERSEY, ATLANTIC COUNTY, COMMUNITY PANEL NUMBER 34001C0452F, PRELIMINARY ISSUE DATE 1/30/2015." THE ENTIRE SUBJECT PROPERTY LIES WITHIN ZONE AE WITH A BASE FLOOD ELEVATION OF 10.
8. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
9. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
10. 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 COMPLETE THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON.
11. 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(d).
12. THIS PLAN NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE PROFESSIONAL.

Date	Description	No.
REVISIONS		
1. 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 to the best of my professional opinion, accurately represents the conditions found on the date of the field survey of the subject property.		
JOSEPH E. ROMANO		4-4-19
PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 24G503627300		DATE
LANGAN		
989 Lenox Drive, Suite 124, Lawrenceville, NJ 08648 T: 609.282.8000 F: 609.282.8001 www.langan.com		
NEW JERSEY NEW YORK CONNECTICUT PENNSYLVANIA OHIO WASHINGTON DC FLORIDA TEXAS NORTH CAROLINA CALIFORNIA ARIZONA ALABAMA MISSISSIPPI ALASKA HAWAII LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING AND LANDSCAPE ARCHITECTURE, P.C. S.A. LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING AND LANDSCAPE ARCHITECTURE, P.C. S.A. LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. LANGAN INTERNATIONAL LLC LANGAN INTERNATIONAL LLC NJ CERTIFICATE OF AUTHORIZATION No. 24G427698400		
Project		
ELDREDGE STUDENT HOUSING		
BLOCK 186, LOTS 5, 6, 7, 8 & 9 CITY OF ATLANTIC CITY		
ATLANTIC COUNTY NEW JERSEY		
Drawing Title		
BOUNDARY AND TOPOGRAPHIC SURVEY		
Project No.		Drawing No.
130140101		VB101
Date		4/3/2019
Scale		1" = 30'
Drawn By	Checked By	
RJK	JER	
Submission Date	Sheet 1 of 1	