

1.0 GENERAL INFORMATION

1.1 PURPOSE AND INTENT

The purpose of this document is to provide details of required surveying services to firms qualified by experience and personnel to provide professional land surveying services necessary for the acquisition or evaluation of properties for the Department of Environmental Protection and other state agencies in accordance with NJSA 52:34-9.1.

The expected work products are described in [Section 3.0](#) (Scope of Work).

1.2 BACKGROUND

The New Jersey Department of Environmental Protection (NJDEP), Green Acres Program is responsible for acquiring lands for conservation and recreation purposes. Land surveys are conducted by New Jersey licensed Professional Land Surveyors, and corresponding metes and bounds descriptions are prepared for each parcel of land being acquired pursuant to the program rules using the Green Acres Guidelines for Land Surveys.

Individual site-specific awards, whether for Green Acres, other State agencies, or local units and non-profit organizations, establish required services and deliverables for each survey. Each site-specific engagement award with the professional land surveyor is to identify the scope of services, which may include any, but not necessarily all, of the following services:

- mark the location of the parcel on the ground
- locate and map any natural and man-made physical features as may be found on the parcel
- measure the property lines and determine the area of the parcel
- identify any conflicts with adjoining deeds, locate and dimension any encroachments affecting the parcel and show findings in detail
- provide a plan depicting the findings of the survey
- describe the parcel in terms of New Jersey State Plane Coordinate System (NJSPCS) to facilitate mapping the parcel in the NJDEP Geographic Information System/Land Information System (GIS/LIS)
- provide an accurate, unambiguous and modern metes and bounds description that includes the NJSPCS coordinate value of the survey's point of beginning and corresponds to the survey, written in the same bearing system as the survey. The description, with a reduced copy of the survey plan attached, will be used in the deed of conveyance.
- locate and identify easements, locatable restrictions, and rights-of-way lines affecting the parcel
- assist in the in the fair market value appraisal process by providing information regarding suitability of the parcel for a particular purpose or provide notice when size, shape, area, condition, utility, marketability and insurability or location and extent of encroachments of the parcel are factors in the acquisition process.
- resolve or explain issues that serve to eliminate patent and latent deed ambiguities as may exist in the description found in the present deed of record.

1.2.1 REGIONS

The Green Acres Program has identified six 6 regions that best support the work of the program as follows:

1.2.1.1 NORTHEAST REGION

Bergen County, Morris County, Passaic County (including Urban Cities within Passaic County being Clifton Passaic City, Paterson), and Somerset County.

1.2.1.2 NORTHWEST REGION

Warren County, Sussex County

1.2.1.3 URBAN ACQUISITION REGION

Essex County, Hudson County, Union County

1.2.1.4 CENTRAL REGION

Hunterdon County, Mercer County (including Urban City: Trenton), Middlesex County (including Urban City: New Brunswick), Monmouth County (including Urban Cities: Asbury Park and Long Branch).

1.2.1.5 SOUTH CENTRAL REGION

Atlantic County (including Urban City: Atlantic City), Burlington County, Camden County (including Urban City: Camden), Gloucester County, Ocean County

1.2.1.6 SOUTHERN REGION

Cape May County, Cumberland County, Salem County