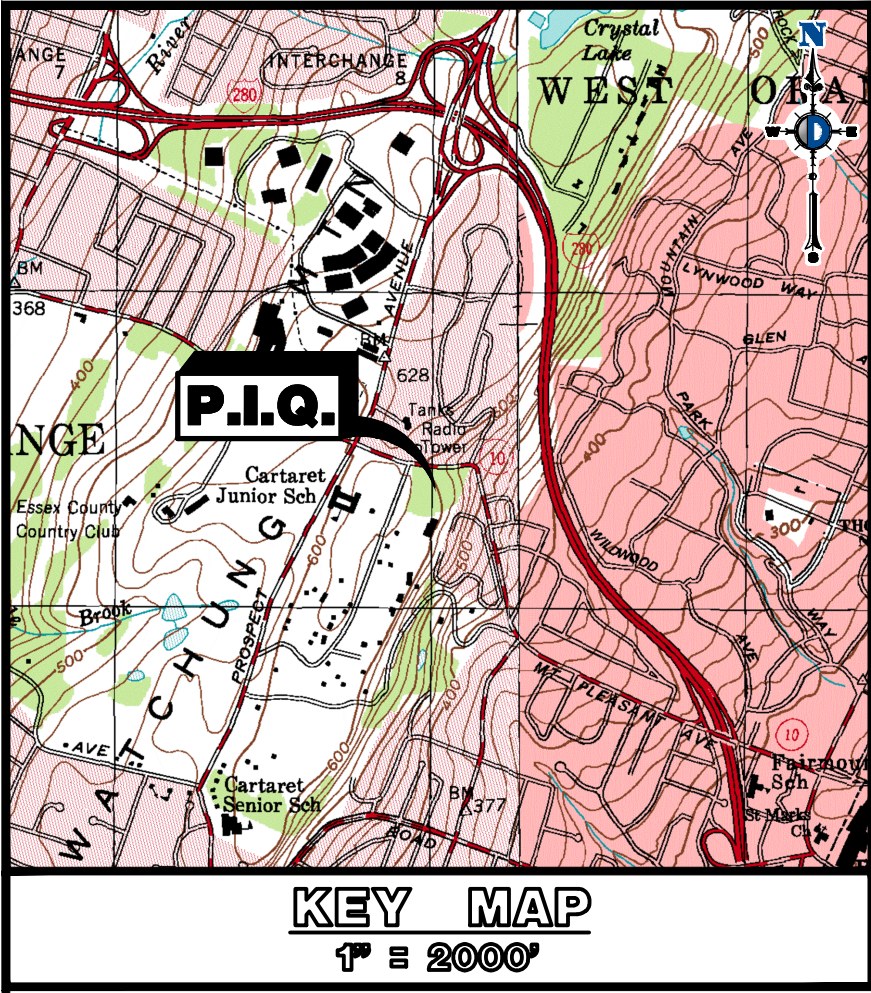




GENERAL NOTES

- THE LOT AND BLOCK NUMBERS SHOWN ARE BASED ON THE TAX MAP OF THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY, SHEET NO. 32.
- HORIZONTAL DATUM - BASED ON DEED BOOK 5272, PAGE 748.
- VERTICAL DATUM - NAVD 88 (GEOID 12A), BASED ON GPS FIELD OBSERVATIONS PERFORMED BY DYNAMIC SURVEY ON APRIL 12, 2022, UTILIZING THE LEICA RIK CORRS NETWORK.
- FIELD WORK PERFORMED BY DYNAMIC SURVEY ON APRIL 12, 13 AND 14, 2022.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. PROPERTY IS SUBJECT TO SUB-SURFACE CONDITIONS AND/OR ENCROACHMENTS NOT DISCLOSED BY PUBLIC RECORD, IF ANY.
- DYNAMIC SURVEY MAKES NO GUARANTEES THAT ALL UTILITIES ARE SHOWN AND ANY LOCATIONS SHOWN ARE APPROXIMATE BASED ON MARKOUT UNLESS NOTED OTHERWISE. ALL UTILITY LOCATIONS MUST BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR TO ADDITIONAL DESIGN, EXCAVATION OR CONSTRUCTION. CONTACT UTILITIES TOLL FREE 1-800-272-1000.
- NOT ALL LOT LINES OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREON HAVE BEEN FIELD SURVEYED AND ARE SHOWN AS A GRAPHICAL REPRESENTATION OF EXISTING LOT LINES BASED ON FIELD MAPS AND TAX MAP INFORMATION.
- THIS SURVEY WAS PERFORMED BASED ON A TITLE COMMITMENT ISSUED BY PRESTIGE TITLE AGENCY, INC., AGENT FOR WESTOR LAND TITLE INSURANCE COMPANY, TITLE NUMBER: 22-065403, EFFECTIVE COMMITMENT DATE: FEBRUARY 28, 2022.
- THIS PLAN RELIES UPON THE NOTED TITLE POLICY TO IDENTIFY ALL DOCUMENTS OF RECORD FOR REVIEW IN CONNECTION TO THIS SURVEY.
- BY GRAPHICAL PLOTTING THE PREMISES IS LOCATED IN ZONE "X" [C] (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP, ESSEX COUNTY, NEW JERSEY (ALL JURISDICTIONS), ZONE OF 200, MAP NUMBER: 5401320092F, COMMUNITY NAME: WEST ORANGE, TOWNSHIP OF, EFFECTIVE DATE: JUNE 4, 2007.
- TIDELANDS SEARCH CERTIFICATE, TITLE COMMITMENT REFERENCE 22-065403 FOUND SUBJECT PROPERTY TO BE "UNCLAIMED" PER 04/14/2022 SEARCH.
- THE OFFSETS SHOWN ON THIS PLAN SHALL NOT BE USED AS THE BASIS FOR THE CONSTRUCTION OF FENCES OR ANY OTHER PERMANENT STRUCTURES.
- PARKING SPACE COUNT: 0 REGULAR SPACES, 0 HANDICAP SPACES, 0 TOTAL SPACES. (VACANT LAND)
- SUBJECT PROPERTY HAS DIRECT ACCESS TO MOUNT PLEASANT AVENUE (COUNTY ROUTE 577) A PUBLIC RIGHT OF WAY.
- NO EVIDENCE OF RECENT EARTH WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONSTRUCTION.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING DISTRICT OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- THE EXISTENCE OR NONEXISTENCE OF WETLANDS, TIDELANDS OR OPEN WATERS THAT MAY BE REGULATED BY THE STATE OF NEW JERSEY AND/OR THE GOVERNMENT OF THE UNITED STATES IS NOT A PART OF THIS SURVEY.

MAP REFERENCES

- A PLAN ENTITLED "TITLE & TOPOGRAPHIC SURVEY, RIDGE ROAD, TAX LOTS 10 & 21, BLOCK 80.03, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NJ," PREPARED BY CASEY & KELLER, DATED 05/14/2015.

DEED REFERENCES

- DEED BOOK 5272, PAGE 748 - LOTS 10 & 21, BLOCK 80.03 - PQ
- DEED BOOK 5272, PAGE 748 - LOT 5, BLOCK 80.03
- INSTRUMENT 201708294 - LOT 36, BLOCK 80.03
- INSTRUMENT 12019, PAGE 5672 - LOT 27, BLOCK 82.03

CERTIFICATION

TO: WILLIAM CUMMINGS,
PRESTIGE TITLE AGENCY, INC.; AGENT FOR
WESTOR LAND TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 12, 13, 16, 17 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 14, 2022.
DATE OF PLAN OR MAP: MAY 11, 2022.

JAMES A. CONWAY JR.
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 246084253500

TITLE COMMITMENT LEGAL DESCRIPTION

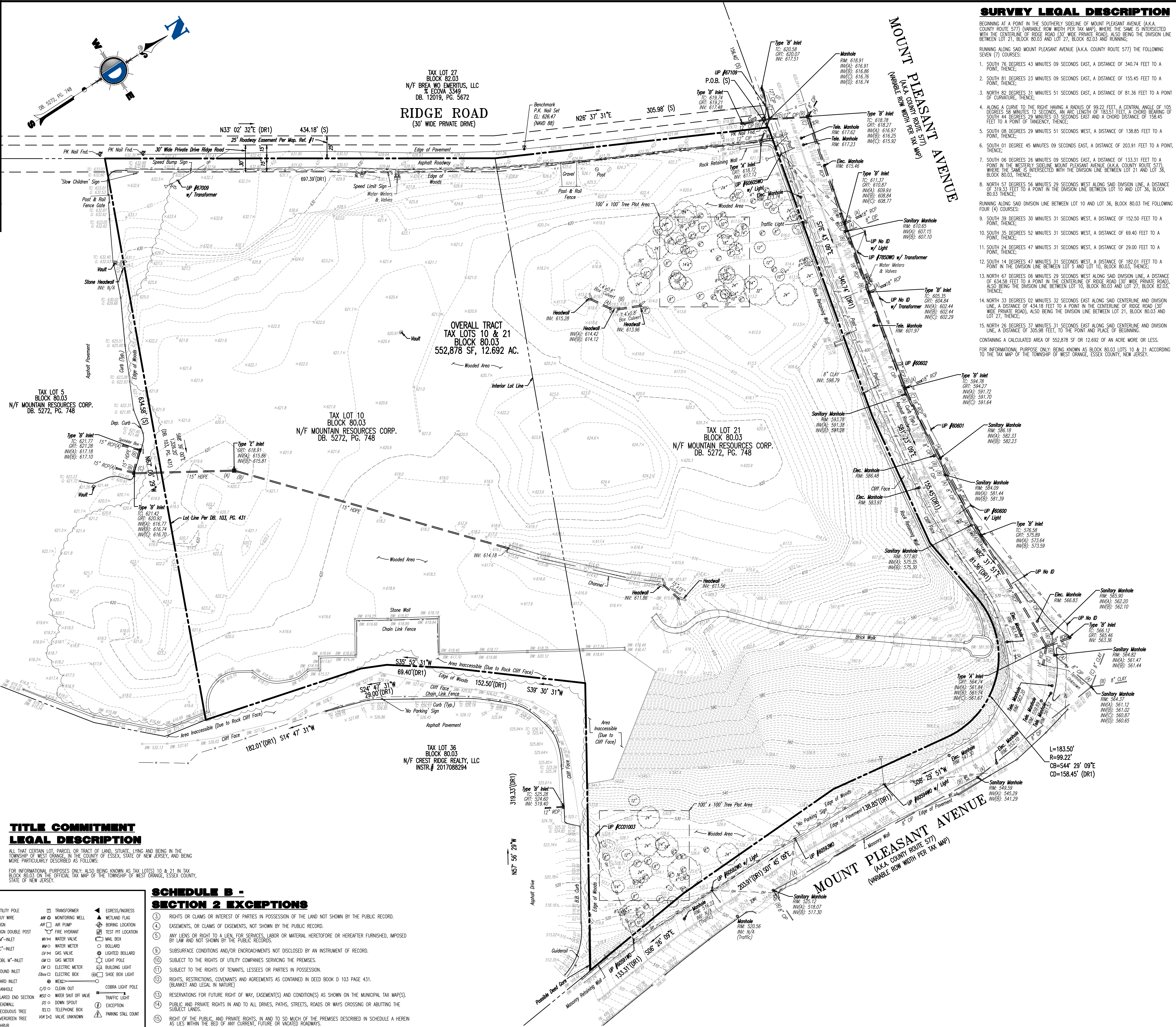
ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE TOWNSHIP OF WEST ORANGE, IN THE COUNTY OF ESSEX, STATE OF NEW JERSEY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR INFORMATIONAL PURPOSES ONLY, ALSO BEING KNOWN AS TAX LOTS 10 & 21 IN TAX BLOCK 80.03 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, STATE OF NEW JERSEY.

LEGEND

--- 15' ---	PROPERTY LINES	--- UTILITY POLE ---	--- TRANSFORMER ---	--- EGRESS/INGRESS ---
--- 12' ---	OFF-SITE PROPERTY LINES	--- GUY WIRE ---	--- MONITORING WELL ---	--- WETLAND FLAG ---
--- 10' ---	EXISTING MAJOR CONTIGUOUS & ELEVATION	--- SIGN ---	--- AIR PUMP ---	--- BORING LOCATION ---
--- 8' ---	APPROX. LOC. EXIST. UNDERGROUND ELECTRIC LINES	--- SIGN DOUBLE POST ---	--- FIRE HYDRANT ---	--- TEST PIT LOCATION ---
--- 6' ---	APPROX. LOC. EXIST. UNDERGROUND WATER LINES	--- "N"-INLET ---	--- WATER VALVE ---	--- MAIL BOX ---
--- 4' ---	APPROX. LOC. EXIST. UNDERGROUND SHAWNY CABLE LINES	--- "W"-INLET ---	--- GAS VALVE ---	--- BOLLARD ---
--- 2' ---	APPROX. LOC. EXIST. UNDERGROUND TELEPHONE LINES	--- DBL "W"-INLET ---	--- GAS METER ---	--- LIGHTED BOLLARD ---
--- 1' ---	APPROX. LOC. EXIST. UNDERGROUND WATER LINES	--- ROUND INLET ---	--- ELECTRIC METER ---	--- BUILDING LIGHT ---
--- 0' ---	EXISTING BARRIAGE FENCE	--- WOOD INLET ---	--- ELECTRIC BOX ---	--- SHOE BOX LIGHT ---
--- 0' ---	EXISTING BOARD ON BOARD FENCE	--- WOOD INLET ---	--- COBRA LIGHT POLE ---	--- TRAFFIC LIGHT ---
--- 0' ---	EXISTING CHAIN LINK FENCE	--- WOOD INLET ---	--- WATER SHUT OFF VALVE ---	--- EXCEPTION ---
--- 0' ---	EXISTING STOCKADE FENCE	--- WOOD INLET ---	--- DOWN SPOUT ---	--- PARKING STALL COUNT ---
--- 0' ---	EXISTING WOOD FENCE	--- WOOD INLET ---	--- TELEPHONE BOX ---	
--- 0' ---	EXISTING WETLANDS LINES	--- WOOD INLET ---	--- TELEPHONE BOX ---	
--- 0' ---	EXISTING SANITARY SEWER	--- WOOD INLET ---	--- TELEPHONE BOX ---	
--- 0' ---	EXISTING STORM SEWER	--- WOOD INLET ---	--- TELEPHONE BOX ---	

SCHEDULE B - SECTION 2 EXCEPTIONS

- RIGHTS OR CLAIMS OR INTEREST OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORD.
- EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORD.
- ANY LIENS OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- SUBSURFACE CONDITIONS AND/OR ENCROACHMENTS NOT DISCLOSED BY AN INSTRUMENT OF RECORD.
- SUBJECT TO THE RIGHTS OF UTILITY COMPANIES SERVING THE PREMISES.
- SUBJECT TO THE RIGHTS OF TENANTS, LESSEES OR PARTIES IN POSSESSION.
- RIGHTS, RESTRICTIONS, COVENANTS AND AGREEMENTS AS CONTAINED IN DEED BOOK D 103 PAGE 431.
- PUBLIC AND PRIVATE RIGHTS IN AND TO ALL DRIVES, PATHS, STREETS, ROADS OR WAYS CROSSING OR ABUTTING THE SUBJECT LANDS.
- RIGHT OF THE PUBLIC, AND PRIVATE RIGHTS, IN AND TO SO MUCH OF THE PREMISES DESCRIBED IN SCHEDULE A HEREIN AS LIES WITHIN THE BED OF ANY CURRENT, FUTURE OR VACATED ROADWAYS.



SURVEY LEGAL DESCRIPTION

BEGINNING AT A POINT IN THE SOUTHERLY SIDELINE OF MOUNT PLEASANT AVENUE (A.K.A. COUNTY ROUTE 577) (VARIABLE ROW WIDTH PER TAX MAP), WHERE THE SAME IS INTERSECTED WITH THE CENTERLINE OF RIDGE ROAD (30' WIDE PRIVATE ROAD), ALSO BEING THE DIVISION LINE BETWEEN LOT 21, BLOCK 80.03 AND LOT 27, BLOCK 82.03 AND RUNNING;

RUNNING ALONG SAID MOUNT PLEASANT AVENUE (A.K.A. COUNTY ROUTE 577) THE FOLLOWING SEVEN (7) COURSES:

- SOUTH 76 DEGREES 43 MINUTES 09 SECONDS EAST, A DISTANCE OF 340.74 FEET TO A POINT, THENCE;
- SOUTH 81 DEGREES 23 MINUTES 09 SECONDS EAST, A DISTANCE OF 155.45 FEET TO A POINT, THENCE;
- NORTH 82 DEGREES 51 MINUTES 51 SECONDS EAST, A DISTANCE OF 81.36 FEET TO A POINT OF CURVATURE, THENCE;
- ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 99.22 FEET, A CENTRAL ANGLE OF 105 DEGREES 58 MINUTES 12 SECONDS, AN ARC LENGTH OF 183.51 FEET, A CHORD BEARING OF SOUTH 44 DEGREES 29 MINUTES 03 SECONDS EAST AND A CHORD DISTANCE OF 158.45 FEET TO A POINT OF TANGENCY, THENCE;
- SOUTH 08 DEGREES 29 MINUTES 51 SECONDS WEST, A DISTANCE OF 138.85 FEET TO A POINT, THENCE;
- SOUTH 01 DEGREE 45 MINUTES 09 SECONDS EAST, A DISTANCE OF 203.91 FEET TO A POINT, THENCE;
- SOUTH 06 DEGREES 26 MINUTES 09 SECONDS EAST, A DISTANCE OF 133.31 FEET TO A POINT IN THE WESTERLY SIDELINE MOUNT PLEASANT AVENUE (A.K.A. COUNTY ROUTE 577), WHERE THE SAME IS INTERSECTED WITH THE DIVISION LINE BETWEEN LOT 21 AND LOT 36, BLOCK 80.03, THENCE;
- NORTH 57 DEGREES 56 MINUTES 29 SECONDS WEST ALONG SAID DIVISION LINE, A DISTANCE OF 219.33 FEET TO A POINT IN THE DIVISION LINE BETWEEN LOT 10 AND LOT 36, BLOCK 80.03, THENCE;
- SOUTH 39 DEGREES 30 MINUTES 31 SECONDS WEST, A DISTANCE OF 152.50 FEET TO A POINT, THENCE;
- SOUTH 35 DEGREES 52 MINUTES 31 SECONDS WEST, A DISTANCE OF 69.40 FEET TO A POINT, THENCE;
- SOUTH 14 DEGREES 47 MINUTES 31 SECONDS WEST, A DISTANCE OF 29.00 FEET TO A POINT IN THE DIVISION LINE BETWEEN LOT 5 AND LOT 10, BLOCK 80.03, THENCE;
- NORTH 67 DEGREES 06 MINUTES 29 SECONDS WEST ALONG SAID DIVISION LINE, A DISTANCE OF 634.58 FEET TO A POINT IN THE CENTERLINE OF RIDGE ROAD (30' WIDE PRIVATE ROAD), ALSO BEING THE DIVISION LINE BETWEEN LOT 10, BLOCK 80.03 AND LOT 27, BLOCK 82.03, THENCE;
- NORTH 33 DEGREES 02 MINUTES 32 SECONDS EAST ALONG SAID CENTERLINE AND DIVISION LINE, A DISTANCE OF 434.18 FEET TO A POINT IN THE CENTERLINE OF RIDGE ROAD (30' WIDE PRIVATE ROAD), ALSO BEING THE DIVISION LINE BETWEEN LOT 21, BLOCK 80.03 AND LOT 27, BLOCK 82.03, THENCE;
- SOUTH 26 DEGREES 37 MINUTES 31 SECONDS EAST ALONG SAID CENTERLINE AND DIVISION LINE, A DISTANCE OF 305.98 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING A CALCULATED AREA OF 552,878 SF OR 12.692 OF AN ACRE MORE OR LESS.
FOR INFORMATIONAL PURPOSE ONLY: BEING KNOWN AS BLOCK 80.03 LOTS 10 & 21 ACCORDING TO THE TAX MAP OF THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY.

DYNAMIC
ENGINEERING & SURVEY

SURVEY LEGEND:

(MR)	MAP REFERENCE	(DR)	DEED REFERENCE	(S)	SURVEY	(BOS)	BOTTOM OF STRUCTURE	(TOS)	TOP OF STRUCTURE	(AKA)	ALSO KNOWN AS	(FKA)	FORMERLY KNOWN AS	(C/L)	CENTERLINE	< 0.00	SPOT ELEVATIONS	< 10.00	TOP OF CURB ELEV.	< 15.00	FRESH FLOOR ELEV.	< 25.00	CHANGE FLOOR ELEV.	< 80.00	BOTTOM OF WALL ELEV.	< 100.00	TOP OF WALL ELEV.	< 1000.00	WATER SURFACE ELEV.	(P.O.B.)	POINT OF BEGINNING
(CONC.)	CONCRETE	(MON.)	MONUMENT	(SET)	SET	(LIB.)	LIBRARY	(SET)	SET	(LIB.)	LIBRARY	(SET)	SET	(LIB.)	LIBRARY	(SET)	SET	(LIB.)	LIBRARY	(SET)	SET	(LIB.)	LIBRARY	(SET)	SET	(LIB.)	LIBRARY	(SET)	SET	(LIB.)	LIBRARY

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ALTA/NSPS LAND TITLE • FOUNDATION LOCATION

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www.dynamiccc.com

PROJECT:

SHI BUILDERS
BLOCK 80.03, LOTS 10 & 21
2 & 10 RIDGE ROAD
TOWNSHIP OF WEST ORANGE,
ESSEX COUNTY, NEW JERSEY

CRAIG BLACK
PROFESSIONAL ENGINEER &
LAND SURVEYOR
NEW JERSEY LICENSE NO. 246084257400

JAMES A. CONWAY JR.
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE NO. 433235

TITLE:
**ALTA/NSPS LAND
TITLE SURVEY**

PROJECT No:	4266-99-001S	SCALE:	1"=50'	DATE:	05/11/2022
DRAWN BY:	RLG	FIELD BY:	JRC/CJH	CHECKED BY:	JAC
SHEET No:	1	Rev. #:			

OF 1 0