

STATEMENT OF ENCROACHMENTS

A

BACK OF CURB EXTENDS BEYOND THE SUBJECT PROPERTY A MAXIMUM DISTANCE OF 0.1' TO THE SOUTH.

B

BUILDING EXTENDS BEYOND THE FRONT AND SIDE SETBACK LINES PER THE CURRENT ZONING.

C

CHAIN LINK FENCE EXTENDS ONTO THE SUBJECT PROPERTY A MAXIMUM DISTANCE OF 1.4' TO THE EAST.

D

CURB EXTENDS BEYOND THE SUBJECT PROPERTY A MAXIMUM DISTANCE OF 0.7' TO THE SOUTH.

NOTES CORRESPONDING TO SCHEDULE B, SECTION II

B

EASEMENT FOR DRAINAGE LINE INSTALLATION AS RECITED IN DEED BOOK 4735, PAGE 347. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY BUT THE DESCRIPTION OF THE DRAINAGE EASEMENT IS AMBIGUOUS AND ITS EXACT LOCATION CANNOT BE ASCERTAINED.

SURVEY REFERENCES

1.

DEED BOOK 6319, PAGE 733

2.

TAX MAP SHEET 10, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY.

3.

WESTCOR LAND TITLE INSURANCE COMPANY TITLE COMMITMENT NO. ACW-1679 DATED FEBRUARY 25, 2022 AND THE SUPPLEMENTAL DOCUMENTATION REFERRED TO THEREIN.

ZONING INFORMATION

SOURCE OF ZONING INFORMATION: ZONING OFFICE
PHONE NUMBER: 973-355-1119

THE CURRENT ZONING CLASSIFICATION IS "B-1", RETAIL BUSINESS DISTRICT.

THE CURRENT ZONING CLASSIFICATION DOES ALLOW FOR THE CURRENT USE OF THE SUBJECT PROPERTY AS A PERMITTED USE.

THE CURRENT ZONING ORDINANCE WAS ADOPTED JANUARY 27, 2003 BY ORD. NO. 0-03-03. AMENDMENTS NOTED WHERE APPLICABLE.

PRINCIPLE BUILDING SETBACK REQUIREMENTS:
FRONT SETBACK: 30 FT.
SIDE FRONT YARD-CORNER: 15 FT.
SIDE SETBACK: 6 FT.
REAR SETBACK: 30 FT.

MAXIMUM BUILDING HEIGHT: 35 FT. OR 2 1/2 STORIES

THE CURRENT PARKING REQUIREMENTS ARE:
OFFICE, OTHER THAN MEDICAL, DENTAL, PSYCHIATRIC AND CHIROPRACTIC OFFICES: 1 PER 250 SQUARE FEET OF GROSS FLOOR AREA

TYPE	COUNT
REGULAR PARKING SPACES	25
HANDICAPPED PARKING SPACES	0
TOTAL PARKING SPACES	25

NOTES:
BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO THE TOWNSHIP OF WEST ORANGE AND THE APPLICABLE ZONING CODES.

SURVEY NOTES

1.

PROPERTY SUBJECT TO DOCUMENTS OF RECORD.

2.

THE SUBJECT PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS, OR EXCEPTIONS, OR CONVEYANCES THAT MAY EXIST.

3.

ONLY SURFACE CONDITIONS ARE SHOWN. NO RESPONSIBILITY IS TAKEN FOR BURIED PIPES, WIRES, SEPTIC, WELLS, USTs, ETC.

4.

THE SUBJECT PROPERTY IS SUBJECT TO THE RIGHTS OF THE PUBLIC IN ANY PORTION OF SAID PROPERTY LYING WITHIN THE RIGHTS OF WAY OF THE ROADS SHOWN.

5.

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS ON THE SUBJECT PROPERTY.

6.

THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED TO THE BEST OF OUR KNOWLEDGE, AND AVAILABLE FROM CONTROLLING JURISDICTION, EXCEPT AS NOTED HEREON.

7.

THERE IS WAS OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, AS NOTED HEREON.

8.

THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL OR CEMETERY.

9.

ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT-OF-WAY OR VIA AN EASEMENT.

10.

THE PROPERTY APPEARS TO DRAIN INTO A PUBLIC RIGHT-OF-WAY.

11.

ALL CALLS HEREON ARE MEASURED AND RECORDED UNLESS OTHERWISE NOTED.

12.

THE ADDRESS OF THE PROPERTY, 26 S VALLEY ROAD, WAS PROVIDED PER RECORD DOCUMENTS. AT THE TIME OF THE SITE VISIT, THE ADDRESS WAS POSTED AND OBSERVED.

13.

THERE IS DIRECT PHYSICAL ACCESS TO THE SUBJECT PROPERTY VIA NASSAU STREET, BEING A PUBLIC RIGHT-OF-WAY.

14.

THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

15.

THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.

16.

THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/-0.1 FOOT, WITH NO GAPS OR GORES.

17.

THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD, UNLESS OTHERWISE NOTED.

18.

NO EVIDENCE OF WETLANDS MARKERS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS DELINEATION BEING PERFORMED AT THE SUBJECT PROPERTY.

19.

THE PROPERTY CONSISTS OF ONE TAX PARCEL.

20.

THERE ARE NO OBSERVABLE PARTY WALLS ON THE SUBJECT PROPERTY.

LEGEND

MONUMENT

IRON PIPE/REBAR

BOOK

PAGE

FILED MAP

RIGHT OF WAY

SIGN

FLAGPOLE

MAILBOX

DUMPSTER

HANDICAP SYMBOL

UNKNOWN MANHOLE

ELECTRIC MANHOLE

SANITARY MANHOLE

CLEAN OUT

TELEPHONE MANHOLE

STORM MANHOLE

CATCH BASIN

LIGHT POLE

WALL-MOUNTED LIGHT

BOLLARD

TREE

WATER VALVE

WATER METER

FIRE HYDRANT

WATER SHUT OFF

WELL

IRRIGATION CONTROL VALVE

GAS VALVE

GAS METER

UTILITY POLE

GUY WIRE

ELECTRIC METER

PROPERTY LINE (PO)

PROPERTY LINE

SETBACK LINE

WETLANDS BOUNDARY

STREAM OR BROOK

TREE LINE

CHAIN LINK FENCE

WOOD FENCE

WATER LINE

GAS LINE

ELECTRIC LINE

TELEPHONE LINE

OVERHEAD WIRES

SANITARY SEWER

STORM SEWER

GUIDE RAIL

RECORD DESCRIPTION

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF WEST ORANGE, COUNTY OF ESSEX AND STATE OF NEW JERSEY, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY SIDELINE OF SOUTH VALLEY ROAD AND THE SOUTHWESTERLY SIDELINE OF NASSAU STREET; THENCE

(1) ALONG SAID SIDELINE OF NASSAU STREET, SOUTH 51 DEGREES 29 MINUTES EAST, 209.90 FEET TO A POINT; THENCE

(2) SOUTH 47 DEGREES 41 MINUTES WEST, 111.20 FEET TO A POINT; THENCE

(3) SOUTH 52 DEGREES 15 MINUTES EAST, 8.35 FEET TO A POINT; THENCE

(4) SOUTH 37 DEGREES 45 MINUTES WEST, 126.30 FEET TO A POINT IN THE NORTHEASTERLY SIDELINE OF UNION STREET; THENCE

(5) ALONG SAID SIDELINE, NORTH 52 DEGREES 15 MINUTES WEST, 50.00 FEET TO A POINT; THENCE

(6) NORTH 37 DEGREES 45 MINUTES EAST, 142.15 FEET TO A POINT; THENCE

(7) NORTH 52 DEGREES 15 MINUTES WEST, 24.63 FEET TO A POINT; THENCE

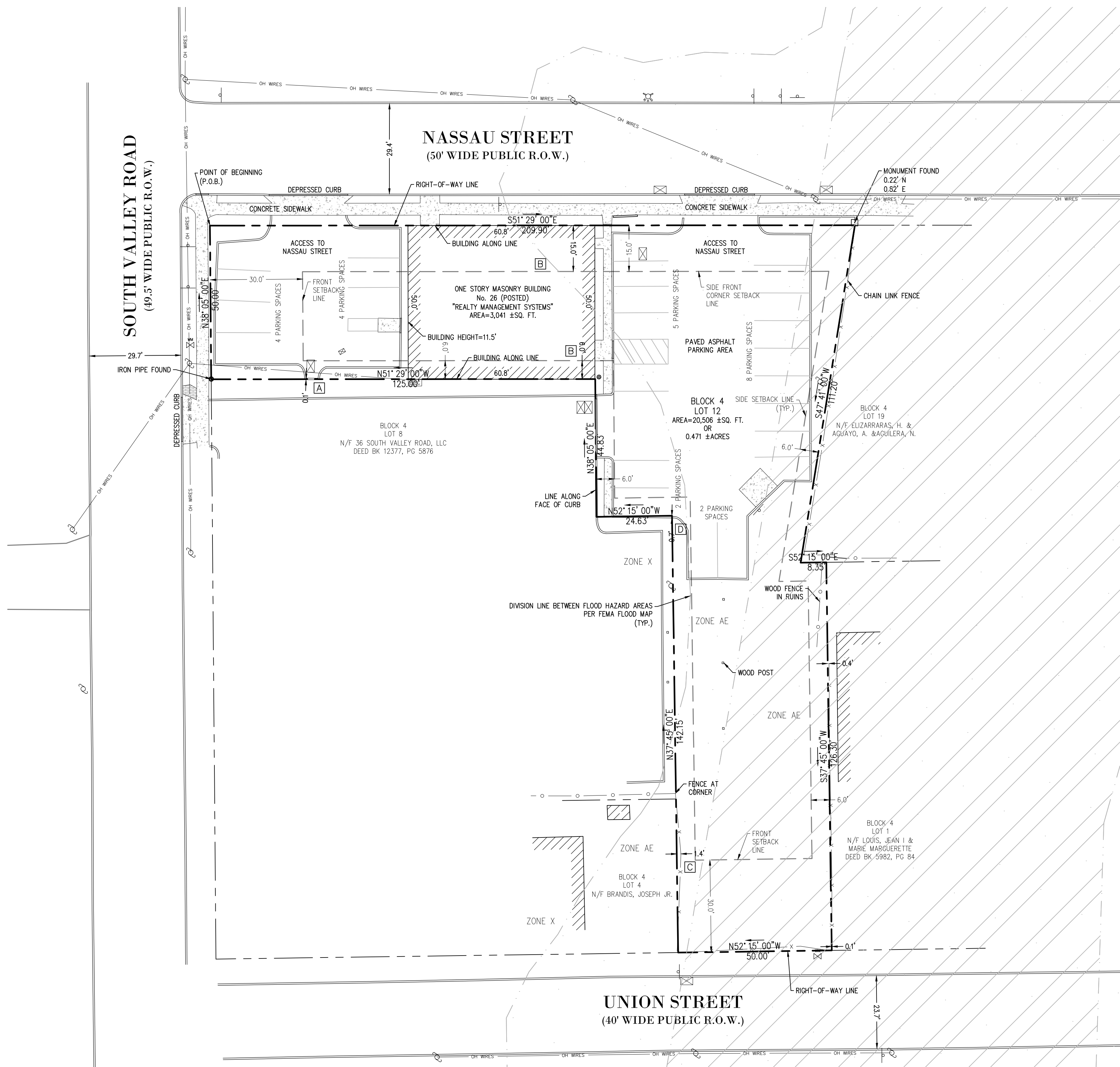
(8) NORTH 38 DEGREES 05 MINUTES EAST, 44.83 FEET TO A POINT; THENCE

(9) NORTH 51 DEGREES 29 MINUTES WEST, 125.00 FEET TO A POINT IN THE AFOREMENTIONED SIDELINE OF SOUTH VALLEY ROAD; THENCE

(10) ALONG SAID SIDELINE, NORTH 38 DEGREES 05 MINUTES EAST, 50.00 FEET TO THE POINT AND PLACE OF BEGINNING

FOR INFORMATIONAL PURPOSES ONLY: ALSO KNOWN AS LOT 12 IN BLOCK 4 ON THE TOWNSHIP OF WEST ORANGE TAX MAP.

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN WESTCOR LAND TITLE INSURANCE COMPANY TITLE COMMITMENT NO. ACW-1679 DATED FEBRUARY 25, 2022.

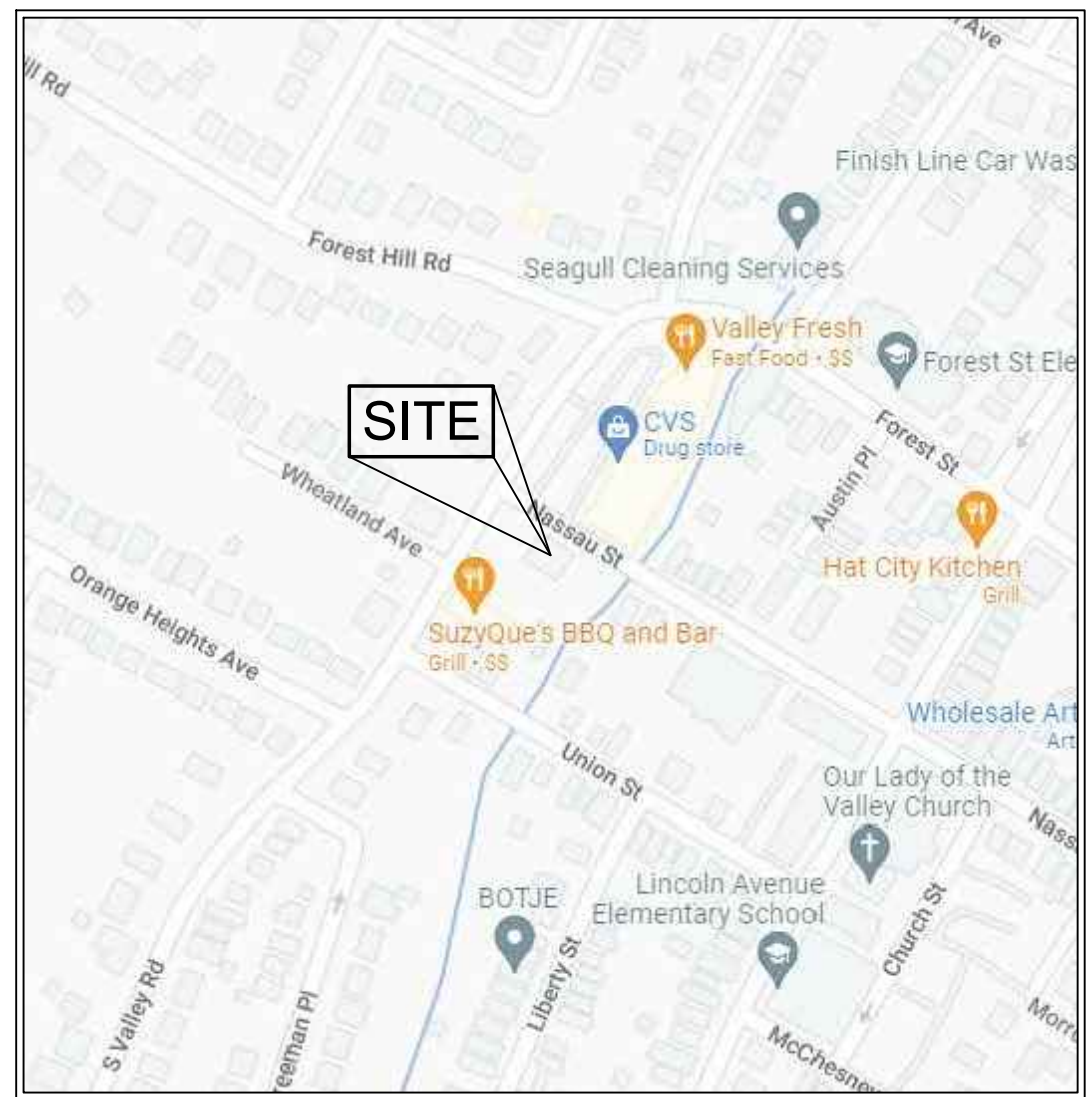


FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES X & AE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 340130004F, WHICH BEARS AN EFFECTIVE DATE OF JUNE 4, 2007 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

THIS SURVEY HAS BEEN PREPARED SOLELY FOR THE BENEFIT OF THE PARTIES SET FORTH IN THIS SURVEYOR'S CERTIFICATION AND MAY NOT BE QUOTED OR RELIED UPON BY, NOR MAY COPIES BE DELIVERED TO, ANY OTHER PARTY OR USED FOR ANY OTHER PURPOSE, INCLUDING, WITHOUT LIMITATION, THE PREPARATION OF ZONING REPORTS OR ANY OTHER THIRD PARTY REPORTS, WITHOUT THE MATTHEWS COMPANY, INC. AND LAN ASSOCIATES, ENGINEERING, PLANNING, ARCHITECTURE, SURVEYING, INC.'S PRIOR WRITTEN CONSENT. THE MATTHEWS COMPANY, INC. AND LAN ASSOCIATES, ENGINEERING, PLANNING, ARCHITECTURE, SURVEYING, INC. EXPRESSLY DISCLAIMS ANY DUTY OR OBLIGATION TOWARDS ANY PARTY THAT IS NOT IDENTIFIED IN THIS SURVEYOR'S CERTIFICATION.

PLEASE BE ADVISED THAT THE MATTHEWS COMPANY, INC. AND LAN ASSOCIATES, ENGINEERING, PLANNING, ARCHITECTURE, SURVEYING, INC. WILL NOT INCLUDE THE PROVIDERS OF ANY THIRD PARTY REPORTS IN THE SURVEYOR'S CERTIFICATION.



VICINITY MAP

N.T.S.

SCALE : 1" = 20'

0'

20'

40'

SURVEYOR'S CERTIFICATION

TO: WEST ORANGE INVESTMENT LLC; BOB COMMUNITY BANK, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR; ACW ABSTRACT, LLC AS AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY TITLE AND THE MATTHEWS COMPANY, INC.;

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/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(c), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 11, 2022.

DATE OF PLAT OR MAP: APRIL 14, 2022

BY: *Matthew M. Webb*

MATTHEW M. WEBB, PLS.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 246504330200
WITHIN THE STATE OF NEW JERSEY

STATE OF NEW JERSEY

DEED BOOK 4735, PAGE 347

LICENSURE

LAND SURVEYOR

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN WESTCOR LAND TITLE INSURANCE COMPANY TITLE COMMITMENT NO. ACW-1679 DATED FEBRUARY 25, 2022.

LAN ASSOCIATES

engineering • planning • architecture • surveying

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NJ Certificate of Authorization

Eng'r. Nos. 24627937500

Arch. Nos. 21AC00012400

LAN JOB No. 23649-725

"ALTA/NSPS LAND TITLE SURVEY"

PREPARED FOR:

THE MATTHEWS COMPANY Inc.®

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1	6/15/22	PER COMMENTS	MMW	MMW
MARK	DATE	REVISION	BY	AP/V/D

West Orange investment LLC

26 S Valley Road
West Orange, NJ

SCALE: 1"=20'

DATE: APRIL 4, 2022

DWN. BY: MMW

CHKD. BY: MMW

CHKD./AP/V/D:

APPROVED: