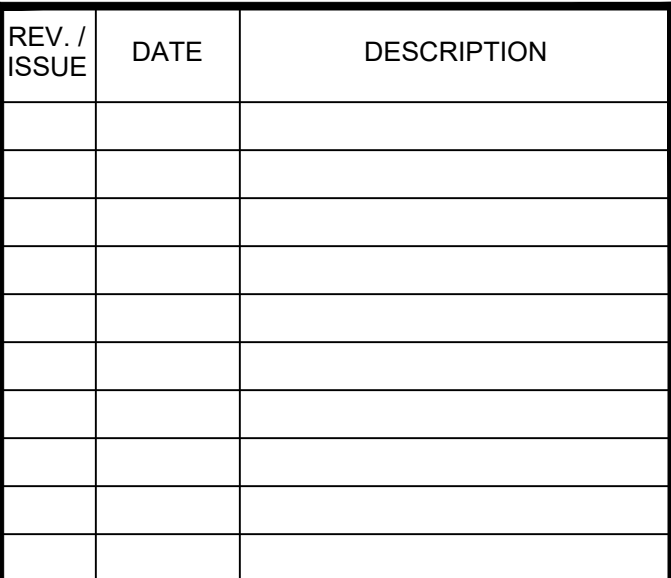
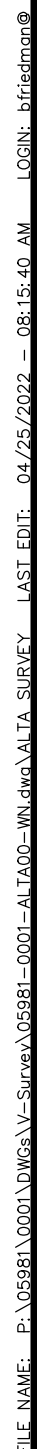




	STORM INLET
	SIGN
	UTILITY POLE
	FIRE HYDRANT
	LIGHT
	TOP OF CURB
	DEPRESSED CURB
	BOTTOM OF CURB
	FLOOD LIGHT
	CAPPED IRON PIN SET
	SPRINKLER
	TELEPHONE
	GAS
	UNDERGROUND ELECTRIC
	OVERHEAD WIRES
	CHAIN LINK FENCE
	EDGE OF PAVEMENT
	ELECTRIC BOX
	IRON PIPE/IRON PIN
	CONCRETE MONUMENT
	TREE
	WATER VALVE
	GAS VALVE
	SANITARY MANHOLE
	STORM MANHOLE
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	WATER MANHOLE



3 MOUNTAINVIEW ROAD
P.O. BOX 4039
WARREN, NJ 07059

CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. NOTIFY PAULUS, SOKOLOWSKI AND SARTOR, LLC OF ANY CONFLICTS, ERRORS, AMBIGUITIES OR DISCREPANCIES IN THE CONTRACT DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING WITH CONSTRUCTION.

ALL DIMENSIONS SHALL BE AS NOTED IN WORDS OR NUMBERS ON THE CONTRACT DRAWINGS. DO NOT SCALE THE DRAWINGS TO DETERMINE DIMENSIONS.

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UNLESS THESE DRAWINGS ARE SPECIFICALLY DESIGNATED AS "CONSTRUCTION ISSUE", THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION OR IMPROVEMENTS DEPICTED HEREIN. CONTRACTORS SHALL NOTIFY THE DESIGN ENGINEER TO OBTAIN CONSTRUCTION DOCUMENTS.

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BRAD JOSHNIICK
PROFESSIONAL LAND SURVEYOR
N.J. LIC. NO. 37947

PROFESSIONAL SEAL AND SUCCESSION

SIGNATURE _____ DATE _____

PROJECT
CREST RIDGE APARTMENTS
200 MOUNT PLEASANT
AVENUE
BLOCK 80.03
LOT 36

TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

PROJECT NO.: 05981-0002	DRAWN BY: BJF
SCALE: 1" = 50'	CHECKED BY: JV
DATE: 04/25/22	SHEET 1 OF 1
SHEET NO.	

1 OF 1

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN WEST ORANGE TOWNSHIP, COUNTY OF ESSEX AND STATE OF NEW JERSEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF MOUNT PLEASANT AVENUE (60' WIDE R.O.W.), SAID POINT MARKED BY CONCRETE MONUMENT FOUND FOR A CORNER AT 1.5 FEET SOUTH AND RUNNING THENCE ALONG THE DIVISION LINE BETWEEN LOTS 2, 1.02, 1.05 AND 1.04 IN BLOCK 80.02 TO THE SOUTH AND LOT 36 IN BLOCK 80.03, THE FOLLOWING TWO (2) COURSES.

9. NORTH 16°01'48" EAST, A DISTANCE OF 29.00 FEET TO A POINT, THENCE;
10. NORTH 27°06'48" EAST, A DISTANCE OF 69.40 FEET TO A POINT, THENCE;
11. NORTH 30°44'48" EAST, A DISTANCE OF 152.50 FEET TO A POINT MARKED BY A CONCRETE MONUMENT FOUND FOR A CORNER AT 0.37 FEET EAST, THENCE;
12. SOUTH 66°30'52" EAST, A DISTANCE OF 320.81 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MOUNT PLEASANT AVENUE (60' WIDE R.O.W.), THENCE;
13. ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF MOUNT PLEASANT AVENUE, SOUTH 15°06'13" EAST, A DISTANCE OF 1,057.36 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 525,426 SQUARE FEET OR 12.062 ACRES MORE OR LESS.

THE ABOVE DESCRIPTION IS IN ACCORDANCE WITH AN ALT A/NSPS LAND TITLE SURVEY, ENTITLED "CREST RIDGE APARTMENTS, 200 MOUNT PLEASANT AVENUE" PREPARED BY PAULUS, SOKOLOWSKI AND SARTOR, LLC, DATED JULY 25, 2017 AS PROJECT #05981-0001.

FOR INFORMATION PURPOSES ONLY:
BEING KNOWN AS LOT 36, BLOCK 1
ORANGE TOWNSHIP.

BEING COMMONLY KNOWN AS 200 MT. PLEASANT AVENUE, WEST ORANGE, NEW JERSEY.

THE LEGAL DESCRIPTION SHOWN ON THE SURVEY AND THE LAND DEPICTED ON THE DRAWING ARE THE SAME AS THAT DESCRIBED IN THE REFERENCED TITLE COMMITMENT. FURTHER, THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE, WHICH CONSTITUTES ONE CONTIGUOUS PARCEL OF LAND WITHOUT GAPS, GORES OR OVERLAPS AND IS CONTIGUOUS WITH ADJACENT RIGHTS OF WAY AND/OR ADJOINING PARCELS.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER
GMR22-2517 HAVING AN EFFECTIVE DATE OF OF MARCH 8, 2022.

9. DRIVEWAY EASEMENT DESCRIBED IN DEED BOOK 4078, PAGE 303 AND RE-RECORDED IN DEED BOOK 4081, PAGE 255. (AFFECTS THE SUBJECT PLOTTED ON THE SURVEY)

10. UTILITY EASEMENTS GRANTED TO PUBLIC SERVICE ELECTRIC AND GAS COMPANY
IN DEED BOOK 4086, PAGE 100 AS MODIFIED IN DEED BOOK 4130, PAGE 123.
(AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE, SHOWN PER REFERENCE 2)

11. WATER LINE UTILITY EASEMENT AND RIGHT OF WAY GRANTED TO COMMONWEALTH WATER COMPANY IN DEED BOOK 4098, PAGE 312. (AFFECTS THE SUBJECT PROPERTY, PLOTTED ON THE SURVEY)

1. TOWNSHIP OF WEST ORANGE TAX MAP SHEET 33.
2. MAP ENTITLED "CREST RIDGE APARTMENTS, 200 MOUNT PLEASANT AVENUE, BLOCK 80.03, LOT 36, WEST ORANGE, ESSEX COUNTY, NEW JERSEY, SHEET 1 THROUGH 4, DATED FEBRUARY 21, 2013, PREPARED BY FRANK H. LEHR ASSOCIATES, CONSULTING CIVIL ENGINEERS.
3. MAP ENTITLED "FINAL PLAT SUBDIVISION, THE FOUNTAINS ESTATES, BLOCK 80.02, LOTS 1, 1.02 & 2, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, N.J., PREPARED BY MATTHEW J. ENY, P.E., DATED JUNE 4, 2001 AND FILED IN THE CLERK'S OFFICE ON JUNE 27, 2001 AS MAP NO. 4143.
4. TITLE REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER GRM22-2517 DATED MARCH 8, 2002.

1. PLANIMETRIC INFORMATION SHOWN HEREON WAS PREPARED BY ATLANTIS AERIAL SURVEY CO. FROM PHOTOGRAPHY DATED 1-5-2017 AND WAS FIELD VERIFIED BY PAULUS, SOKOLOWSKI & SARTOR, LLC. ON APRIL 19, 2022.

2. HORIZONTAL DATUM REFERS TO NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD 1983.

3. THIS SURVEY IS ONLY VALID IF THE SURVEYORS EMBOSSED SEAL IS AFFIXED.

4. SITE IS SITUATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 34013C00927, HAVING AN EFFECTIVE DATE OF JUNE 4, 2007.

5. NO ENCROACHMENTS WERE OBSERVED AT THE TIME OF THE SURVEY.

TO: RAYMOND JAMES BANK, A FLORIDA CHARTERED BANK, ITS SUCCESSORS
AND/OR ASSIGNS
CREST RIDGE REALTY, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY
WEISS MANAGEMENT, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY
TIMNA 10, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY
MOUNT PLEASANT REALTY, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
GEM TITLE SERVICES, LLC

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 NO TABLE A ITEMS. THE FIELD WORK WAS COMPLETED ON APRIL 19, 2022.

BRAD JOSHNIICK
PROFESSIONAL LAND SURVEYOR,
NEW JERSEY LICENSE NO. 37947

