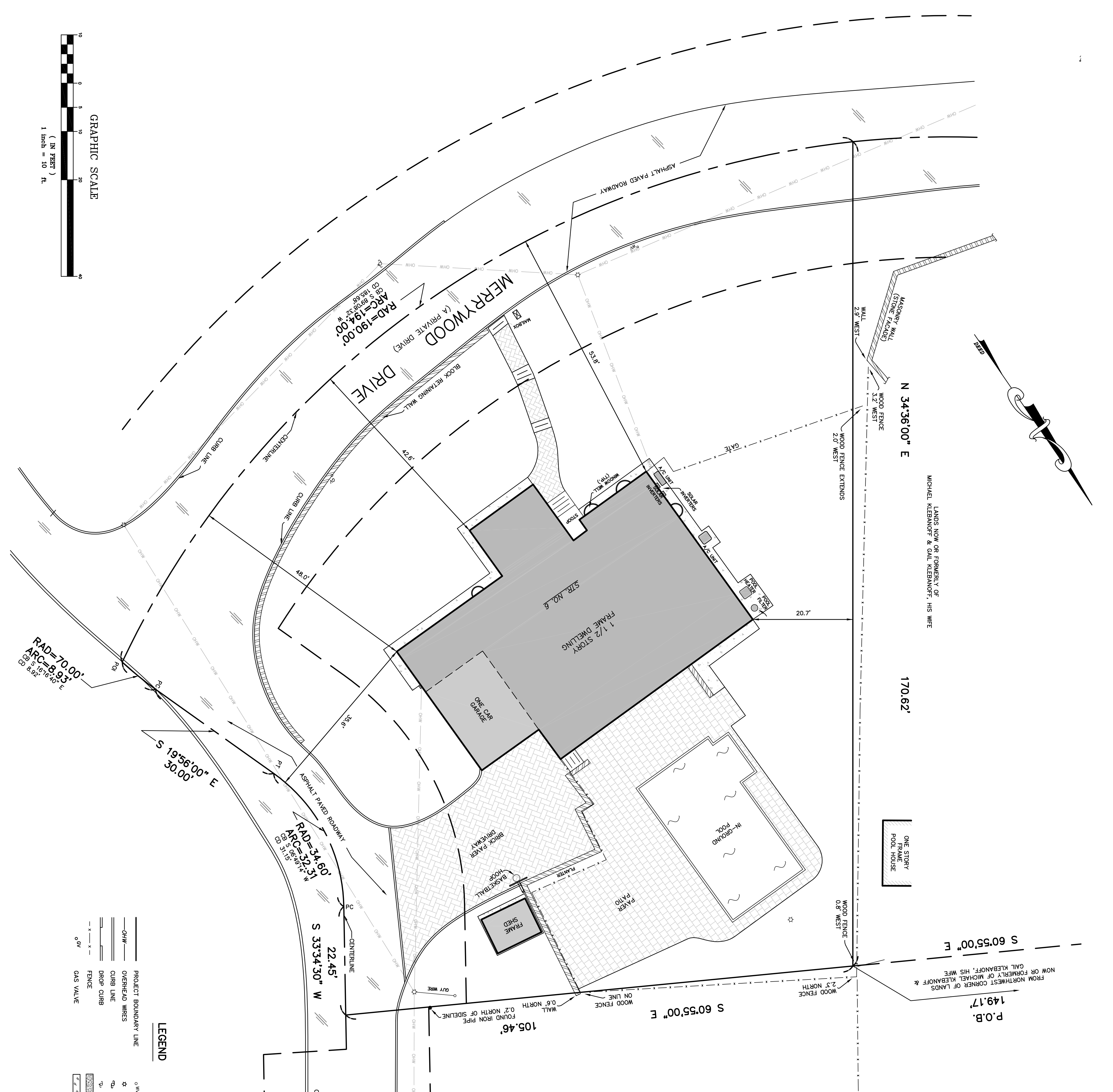




6 MERRYWOOD DRIVE NORTHWEST VIEW



6 MERRYWOOD DRIVE NORTHEAST VIEW

SITE PHOTOS

GENERAL NOTES

- Total lot area = 19,173 sq. ft. or 0.440 acres.
- This survey is subject to the facts and findings of a complete title search.
- This survey is not valid unless signed and sealed by the licensed surveyor.
- Per the National Flood Insurance Program Map No. 3401 JC 0113 F, the property is located in a Special Flood Hazard Area.

DESCRIPTION

- BEGINNING** at a point said point being distant on a course of South 60 degrees 55 minutes 00 seconds East, 149.17 feet from the northwest corner of lands now or formerly of Michael Klebanoff and Gail Klebanoff, his wife, thence running
- South 60 degrees 55 minutes 00 seconds East, 105.46 feet to a point in the centerline of a private drive known as Merrywood Drive, thence
 - Along said centerline South 33 degrees 34 minutes 30 seconds West, 22.45 feet to a point of curve, thence
 - Still along said centerline on a curve to the left having a radius of 34.60 feet, an arc length of 32.31 feet and a chord bearing & distance of South 06 degrees 49 minutes 14 seconds West, 31.15 feet to a point of tangency, thence
 - Still along said centerline South 19 degrees 56 minutes 00 seconds East, 30.00 feet to a point of curve, thence
 - Still along said centerline on a curve to the right having a radius of 70.00 feet an arc length of 8.93 feet and a chord bearing & distance of South 16 degrees 16 minutes 40 seconds East, 8.92 feet to a point of intersection in the said centerline of Merrywood Drive with the centerline of another private drive also known as Merrywood Drive, thence
 - Continuing along the centerline of said other private drive also known as Merrywood Drive, thence
 - Along said lands now or formerly of Klebanoff on a bearing of North 34 degrees 36 minutes 00 seconds East, 170.62 feet to the **POINT AND PLACE OF BEGINNING**.
- The above described parcel contains 19,173 square feet or 0.440 acres of land.

A within notice and direction not to be construed as a warranty or representation from the ultimate user pursuant to P.L. 2003, c.14 (N.J.S.A. 45B-36.3) and N.J.A.C. 15:40-5.2(d).

NO. DATE DESCRIPTION BY

BOUNDARY SURVEY OF 6 MERRYWOOD DRIVE LOT 6 IN BLOCK 76 ON TAX MAPS OF TOWNSHIP OF WEST ORANGE ESSEX COUNTY NEW JERSEY

PREPARED FOR ERIC WILLIAMS

PRONESTI SURVEYING, INC.

770 BOUNTY AVENUE, SUITE B1 CEDAR GROVE, NJ 07009 TEL. (973) 857-3319 • FAX (973) 857-3508 WWW.PRONESTI.COM

GEORGE R. PRONESTI, P.L.S. PROFESSIONAL LAND SURVEYOR NJ LIC. NO. 16202

NU CERTIFICATE OF AUTHORIZATION: 246348072100

DRAWN BY: G.R. PRONESTI DATE: 1-24-2022

CHECKED BY: M. PRONESTI SCALE: 1"=10'

JOB NO. 55092 SHEET 1 OF 1

• PRONESTI SURVEYING, INC.