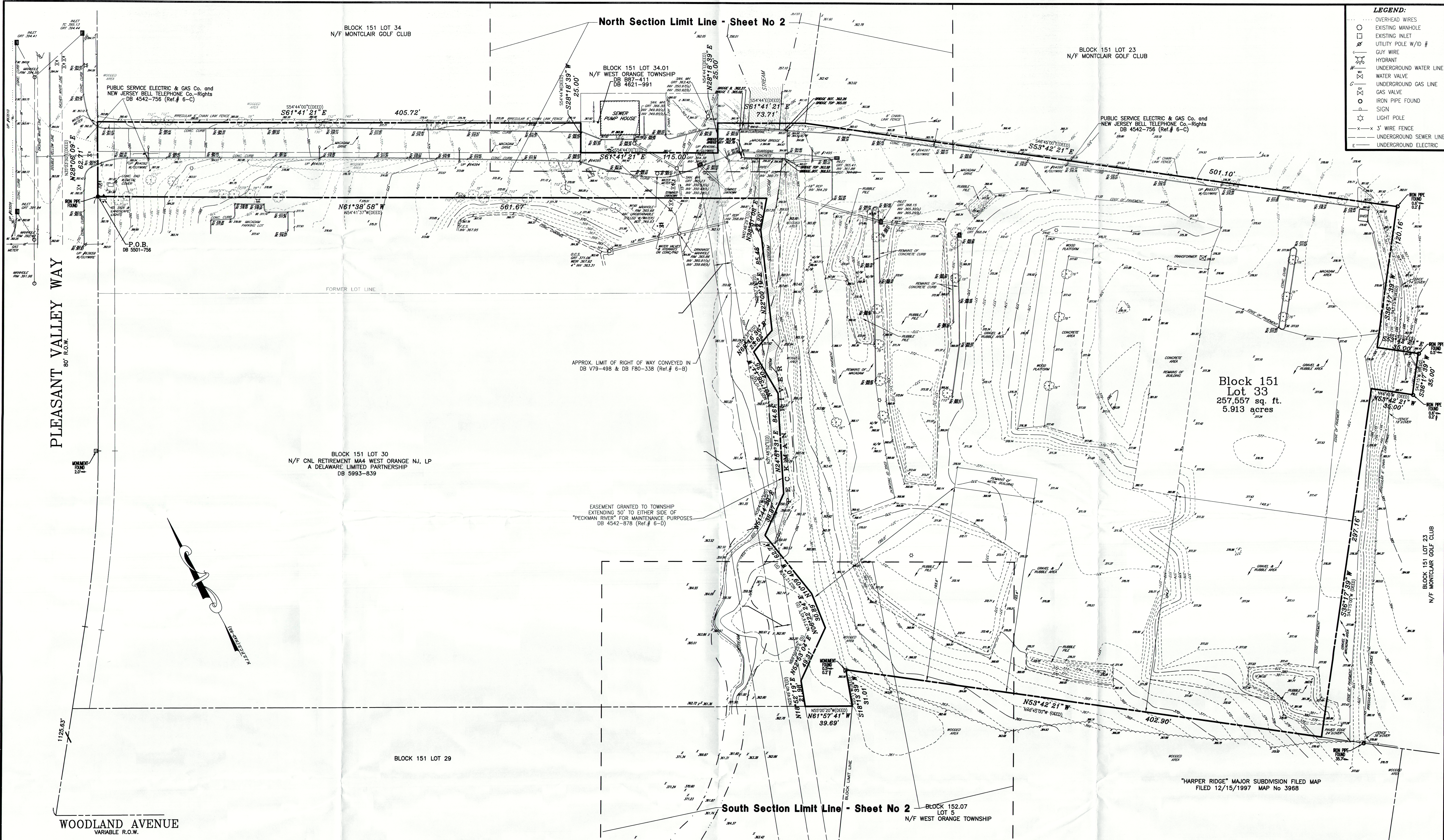




NOTES:

- HORIZONTAL CONTROL IS BASED ON N.J.S.P.C.S.(NAD-83) DATUM
- VERTICAL CONTROL IS BASED ON N.A.V.D.-88 (DATUM)
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- PROPERTY IS LOCATED WITHIN THE FOLLOWING THREE FLOOD ZONE DESIGNATIONS: (See Ref.# 5)
 - PROPERTY IS PRIMARILY WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
 - PROPERTY IS PARTIALLY WITHIN ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD)
 - PROPERTY IS PARTIALLY WITHIN ZONE AE (BASE FLOOD ELEVATION DETERMINED - AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD)
- THE APPROXIMATE LOCATION OF THE FLOOD ZONE LINES ARE SHOWN HEREON BASED ON REF. #5

REFERENCES:

- DEED BOOK 5501 PAGE 756 (Record Owner)
- TOWNSHIP OF WEST ORANGE, TAX MAP SHEET No 32.02
- REPORT OF TITLE No. 14-86658, REPORT DATED MAY 05, 2014
Prepared By FIRST JERSEY TITLE SERVICES, INC.

6. (Restrictions/Easements/Grants)

- DEED BOOK E-78 PAGE 019 (Restrictions & Covenants regarding Stream) Not Plottable
 - DEED BOOK V-79 PAGE 498 (Sewer System-Right of Way Thru Property Lot 30) Plotted
 - DEED BOOK F-80 PAGE 338 (Sewer System-Right of Way Thru Property Lot 33) Plotted
 - DEED BOOK H-80 PAGE 202 (Sewer System-Right of Way Thru The Montclair Golf Club) N/A
 - DEED BOOK B-87 PAGE 411 (Property Conveyed to Township for a Sewage Pumping Station) Shown
 - DEED BOOK 4542 PAGE 756 (P.S.E.&G.Co. and N.J. Bell Tel. Co.-Utility Grant/Right of Way) Shown
 - DEED BOOK 4542 PAGE 878 (Sanitary Sewer Easement & Right of Way Agreement/Lots 30 & 33) Plotted
 - DEED BOOK 4621 PAGE 991 (25' Access Easement & Right of Way to Pumping Station Site) Plotted
 - DEED BOOK 5501 PAGE 770 (Mutual Waterline Easement Agreement/Lots 30 & 33) Not Plottable/Shown
 - DEED BOOK 6902 PAGE 579 (14' wide Reservation for Future Road Widening) Plotted
 - DEED BOOK 5502 PAGE 519 (14' wide Reservation for Future Road Widening) Plotted
- PLAN ENTITLED "EXISTING CONDITIONS/TREE REMOVAL PLAN FOR SIGNATURE PLACE AT WEST ORANGE, BLOCK 151 LOT 33 Project No 0400190 Dated 04/08/05 Last Rev. 06/09/06 by SCHOOR DEPALMA ENGINEERS & CONSULTANTS
 - PLAN ENTITLED "FIRM FLOOD INSURANCE RATE MAP, ESSEX COUNTY, NEW JERSEY (ALL JURISDICTIONS) PANEL 84 OF 200" MAP NUMBER 34013C0084F, EFFECTIVE DATE: JUNE 4, 2007.

I HEREBY CERTIFY THIS SURVEY TO:

REDWOOD, LLC.

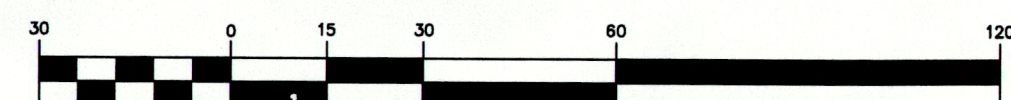
CONNECTONE BANK, its successors and/or assigns, as their interests may appear

FIRST JERSEY TITLE SERVICES, INC.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS CERTIFICATION IS MADE ONLY TO ABOVE NAMED PARTIES FOR PURPOSES AND FOR MAINTENANCE OF HEREIN DELINEATED PROPERTY BY ABOVE NAMED PURCHASER. NO OTHER PERSONS OR ENTITIES ARE ASSIGNED TO THIS SURVEY FOR ANY OTHER PURPOSES INCLUDING, BUT NOT LIMITED TO, THE USE OF SURVEY FOR PLANNING, RECORDING, OR ANY OTHER PURPOSES AND SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE OF SURVEYOR.

GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

"A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L.2003, c.146 (C46-26.3) and N.J.A.C. 17:27-A.2.2 (10")

REV. 3	12/17/18	ADDITIONAL SURVEY CERTIFICATIONS
REV. 2	3/31/17	DIMENSIONS TO BUILDING
REV. 1	2/23/17	STREAM CROSS SECTIONS

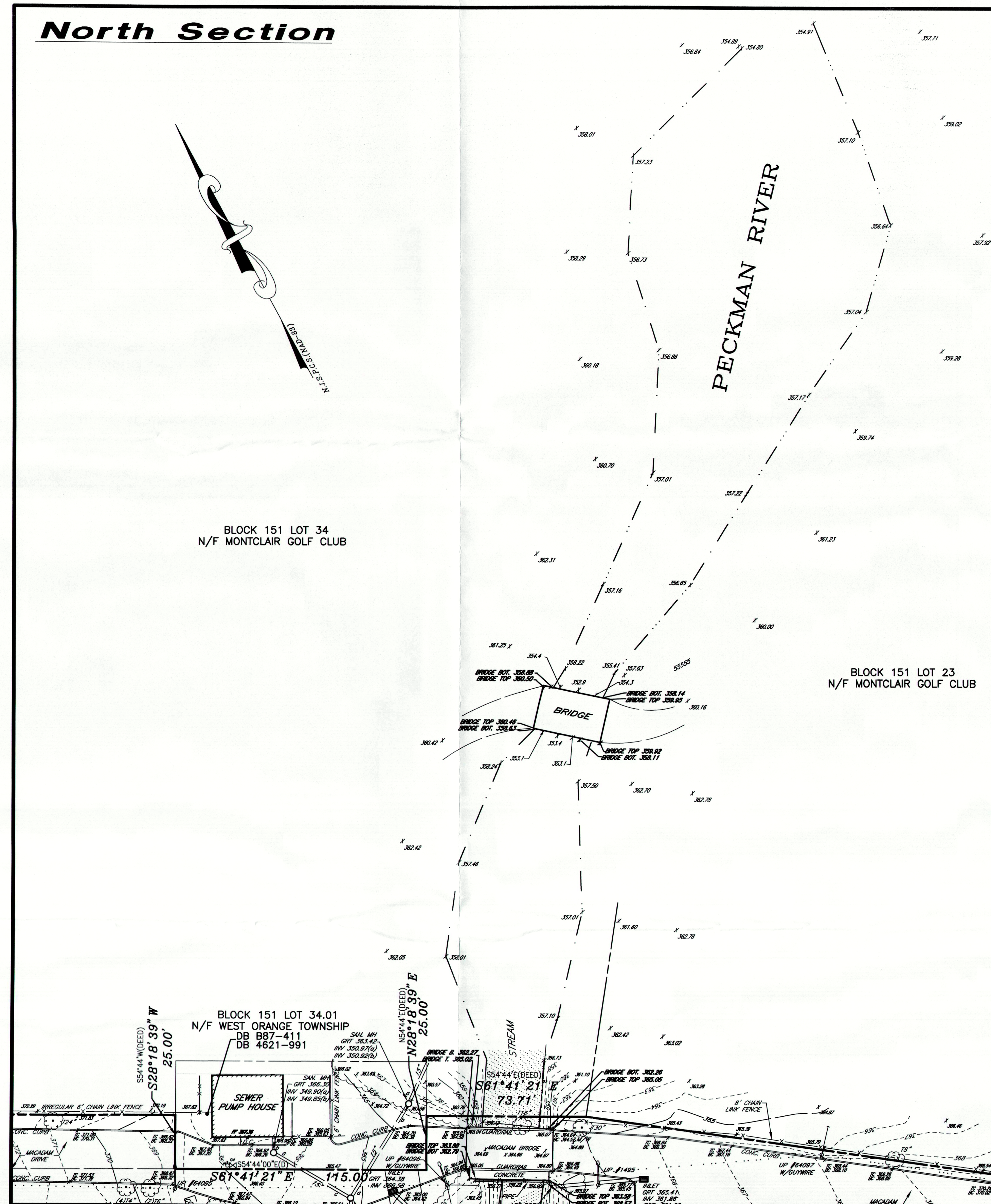
CONTROL LAYOUTS, INC.
LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION #24G28001900
271 CLEVELAND AVENUE, HIGHLAND PARK, N.J. 08904 P.O. BOX 4319
PHONE (732) 846-9100 FAX (732) 937-5793

BOUNDARY & TOPOGRAPHIC SURVEY
FOR
200 PLEASANT VALLEY WAY
BLOCK 151 LOT 33
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

DRWN. BY JW/JF DATE OF ISSUE 7/26/2014 SCALE: 1"=30'
CHKD. BY G.G. JOB # 685-14
APPRD. BY G.G. SHEET # 1 OF 2

GREGG A. GAFFNEY NEW JERSEY PROFESSIONAL LAND SURVEYOR #6543304

North Section



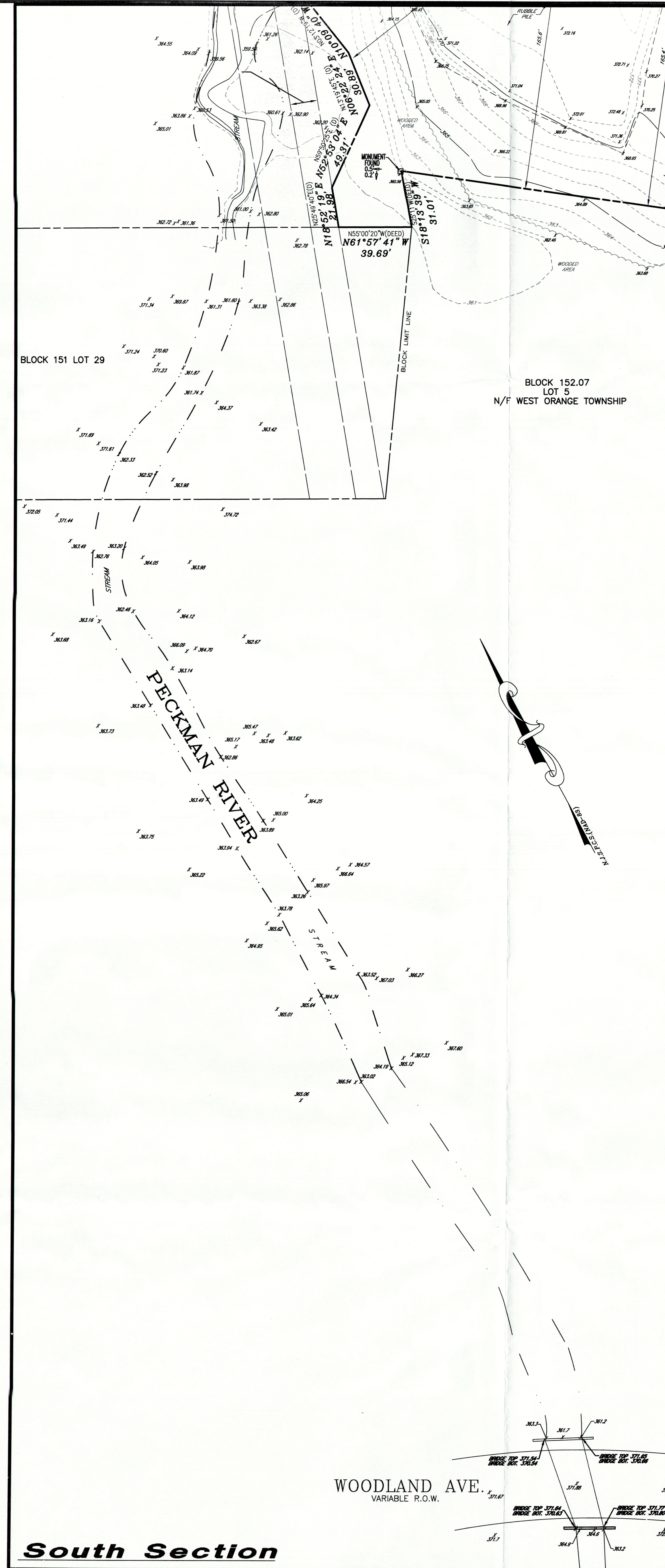
MATCH LINE

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REFERENCES:

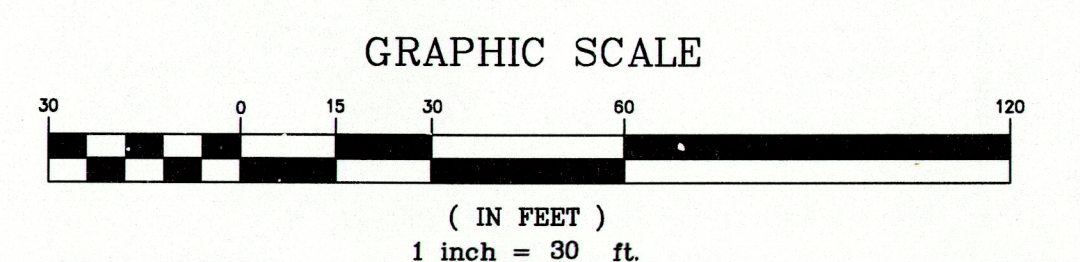
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MAP NUMBER 34013C0084F, EFFECTIVE DAT: JUNE 4, 2007.



South Section

- LEGEND:**
- OVERHEAD WIRES
 - EXISTING MANHOLE
 - EXISTING INLET
 - UTILITY POLE W/D #
 - GUY WIRE
 - HYDRANT
 - UNDERGROUND WATER LINE
 - WATER VALVE
 - UNDERGROUND GAS LINE
 - GAS VALVE
 - IRON PIPE FOUND
 - SIGN
 - LIGHT POLE
 - 3" WIRE FENCE
 - UNDERGROUND SEWER LINE
 - UNDERGROUND ELECTRIC

NO.	DATE	DESCRIPTION	BY
2.	3/22/17	ELEVATIONS FOR BRIDGES	J.F.
1.	2/23/17	STREAM CROSS SECTIONS	



"A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L.2003, c.14(C44-36.3) and N.J.A.C. 13:45-5.2 (g)."

CONTROL LAYOUTS, INC.
LAND SURVEYORS
271 CLEVELAND AVENUE, HIGHLAND PARK, N.J. 08804 P.O. BOX 4319
PHONE (732) 846-9100 FAX (732) 937-5793

BOUNDARY & TOPOGRAPHIC SURVEY
FOR
200 PLEASANT VALLEY WAY
BLOCK 151 LOT 33
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

DRWN. BY J.W./J.P. DATE OF ISSUE 7/26/2014 SCALE: 1"=30'
CHKD. BY G.G. JOB # 685-14
APPRD. BY G.G. SHEET # 2 OF 2

GREGG A. GAFFNEY NEW JERSEY PROFESSIONAL LAND SURVEYOR #0543304