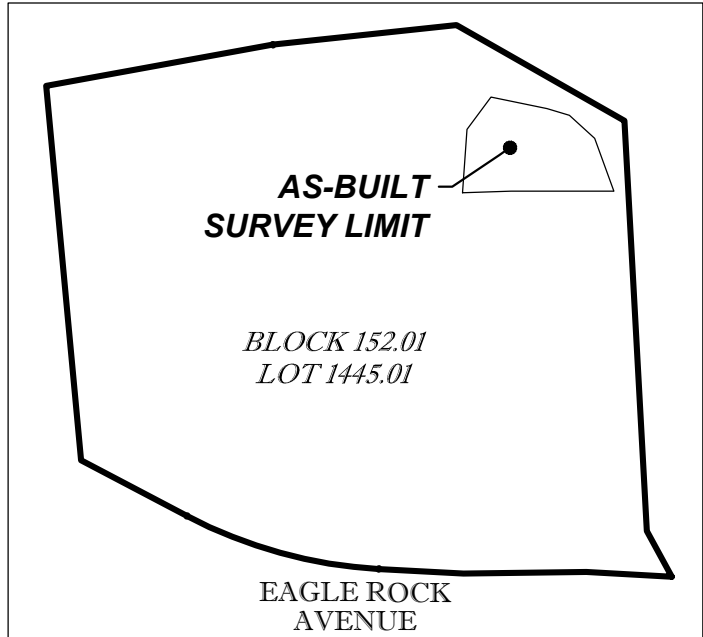
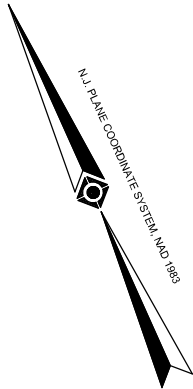
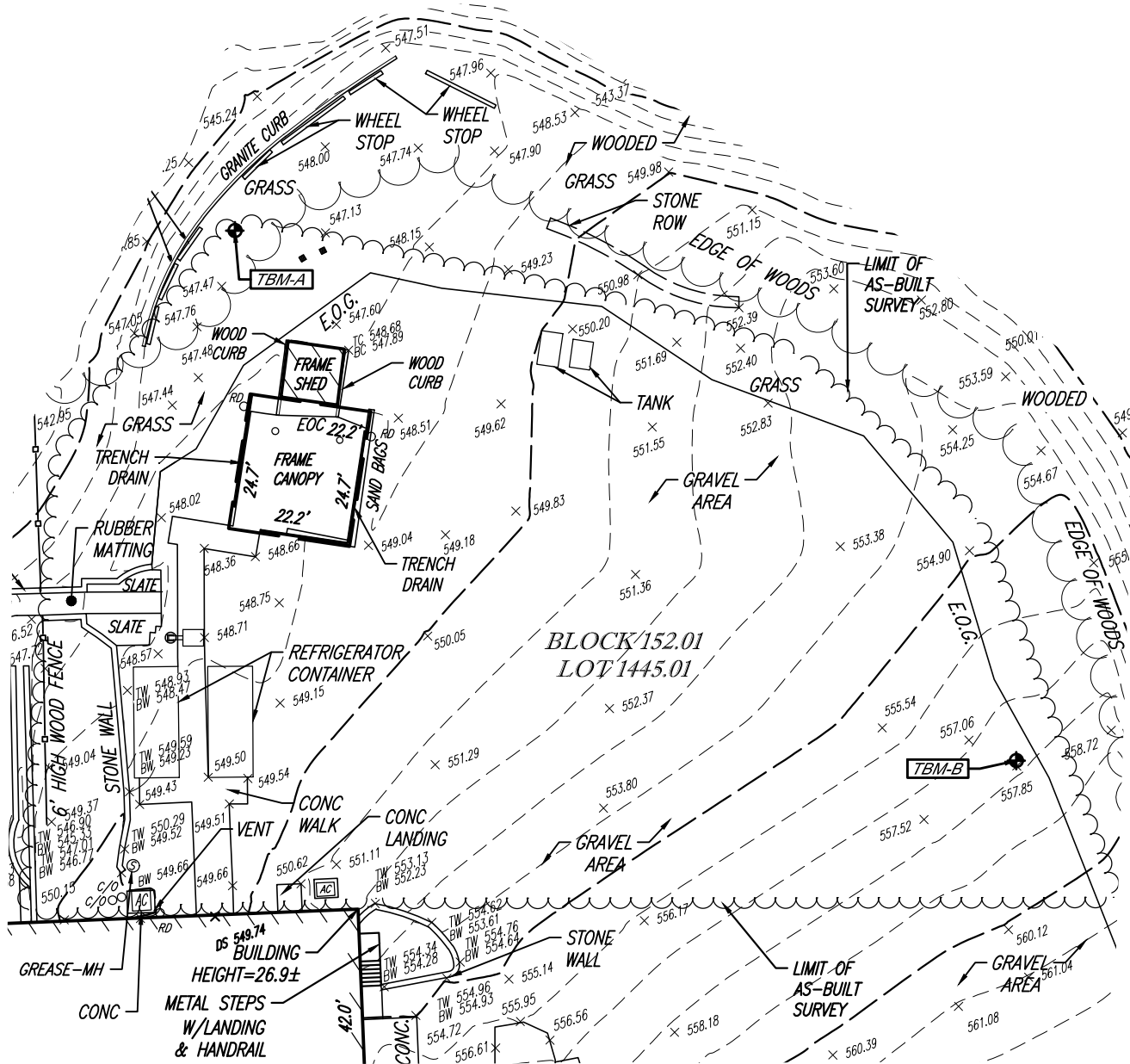


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EAGLE ROCK AVENUE
KEY MAP
1" = 250'



VICINITY MAP
©2022 ESRI WORLD LIGHT GRAY CANVAS
(NOT TO SCALE)

NOTES:

- PROPERTY KNOWN AS PORTION OF LOT 1445.01, BLOCK 152.01 AS SHOWN ON THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY.
- UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
TEMPORARY BENCH MARKS SET:
TBM-A: DOCK SPIKE SET IN GRASS, ELEVATION= 547.57'
TBM-B: DOCK SPIKE SET IN GRAVEL, ELEVATION= 557.82'

PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED.
ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.

REFERENCES:

- THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY, SHEET #79.
- MAP ENTITLED "SITE PLAN, DRAWINGS, FOR, REMARKABLE FOODS, INC., PROPOSED BBQ PIT & LANDSCAPE ENHANCEMENTS, BLOCK 152.01; LOT 1445.01, 481 EAGLE ROCK AVENUE, WEST ORANGE TOWNSHIP, ESSEX COUNTY, NEW JERSEY" PREPARED BY BOHLER ENGINEERING NJ, INC., DATED 10-29-2021, LAST REVISED 04-08-2022 AS REV #2.
- MAP ENTITLED "ALTA/NSPS LAND TITLE SURVEY, LOT 1445.01, BLOCK 152.01, 481 EAGLE ROCK AVENUE, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, STATE OF NEW JERSEY" PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 09-22-2023.

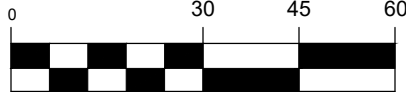
LEGEND

- 124 EXISTING CONTOUR
- 125 EXISTING SPOT ELEVATION
- TW 123.45 EXIST. TOP OF WALL ELEVATION
- BW 122.95 EXIST. BOTTOM OF WALL ELEVATION
- HYDRANT
- SMH SANITARY/SEWER MANHOLE
- C/O CLEAN OUT
- UPLP UTILITY POLE/LIGHT POLE
- AC AIR CONDITIONING UNIT
- OH OVERHEAD WIRES
- CATCH BASINS
- E.O.C. EDGE OF CONC.
- E.O.P. EDGE OF PAVEMENT
- BENCHMARKS



THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH
RAISED IMPRESSION SEAL

Digitally signed by

James Sens

Date: 2024.06.12

12:36:59 -04'00'

06-12-2024
DATE

JAMES D. SENS

NEW JERSEY PROFESSIONAL LAND SURVEYOR #24GS04322600
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

1	REVISE TITLE BLOCK	-	TJM	JDS	06-12-2024
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE
FIELD DATE	12-08-2023	AS-BUILT SURVEY BLOCK 152.01, LOT 1445.01 481 EAGLE ROCK AVENUE TOWNSHIP OF WEST ORANGE ESSEX COUNTY STATE OF NEW JERSEY			
FIELD BOOK NO.	-				
FIELD BOOK PG.	-				
FIELD CREW	GA	 CONTROL POINT ASSOCIATES, INC. 30 INDEPENDENCE BOULEVARD, SUITE 100 WARREN, NJ 07059 908.668.0099 - 908.668.9595 FAX WWW.CPASURVEY.COM			
DRAWN:	UB				
REVIEWED:	KVG	APPROVED:	JDS	DATE	12-12-2023
		SCALE	1"=30'	FILE NO.	01-200022-02
		DWG. NO.	1	OF	1