

WETLANDS NOTE:
The undersigned professional is not qualified to determine the existence or non-existence of Wetlands. Therefore it should not be assumed or construed that any statement is being made to the fact that no evidence of Wetlands is portrayed hereon. It is in the best interest of the client to pursue this matter as a separate concern apart from this survey.

REFERENCES:
BOUNDARY TAKEN FROM "SURVEY OF CRESTMONT COUNTRY CLUB, SITUATED IN TOWNSHIP OF LIVINGSTON, BOROUGH OF ROSELAND, TOWN OF WEST ORANGE, ESSEX COUNTY, N.J." DATED OCT. 28, 1980, AND PREPARED BY G.C. STEWART ASSOC.

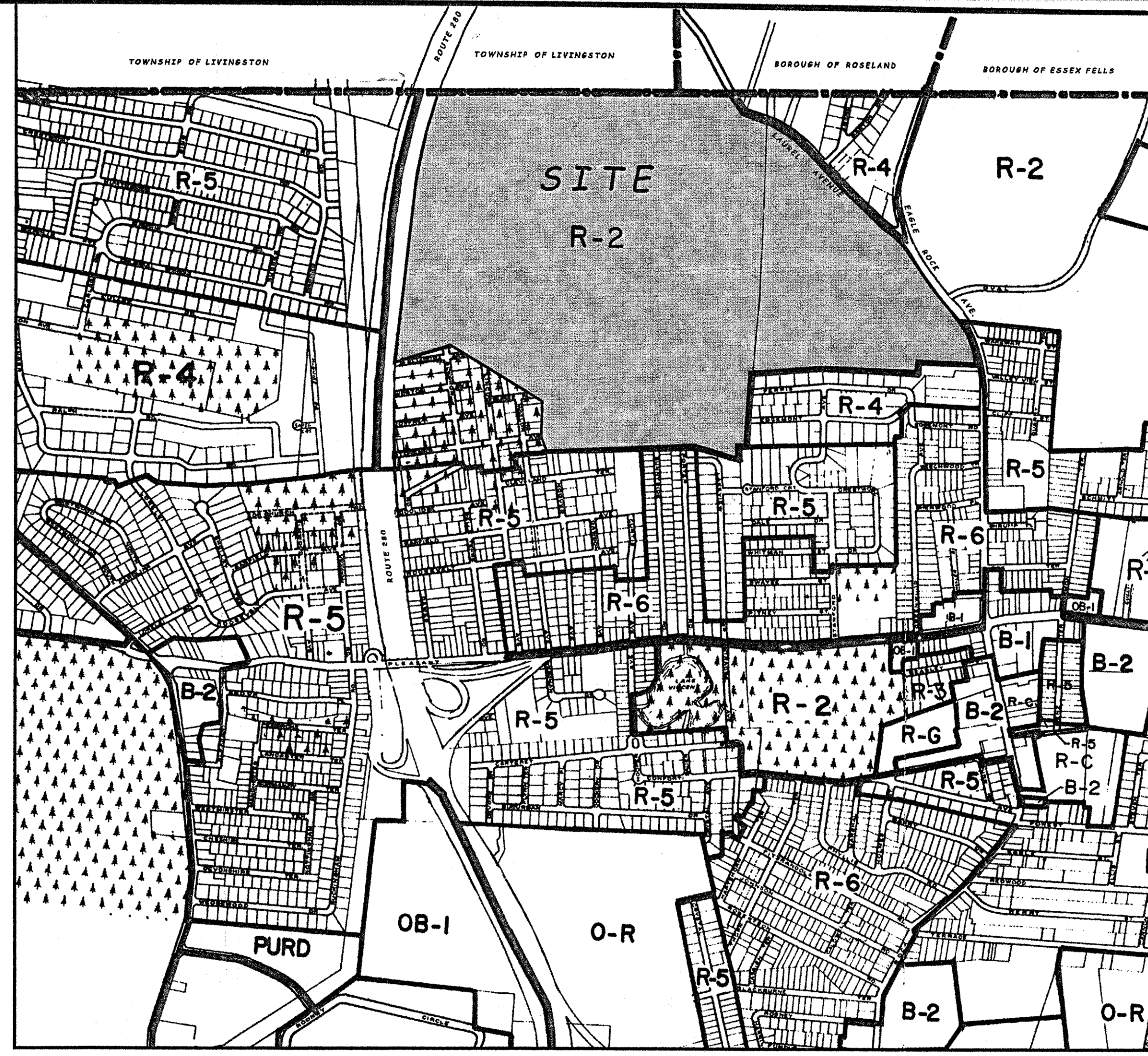
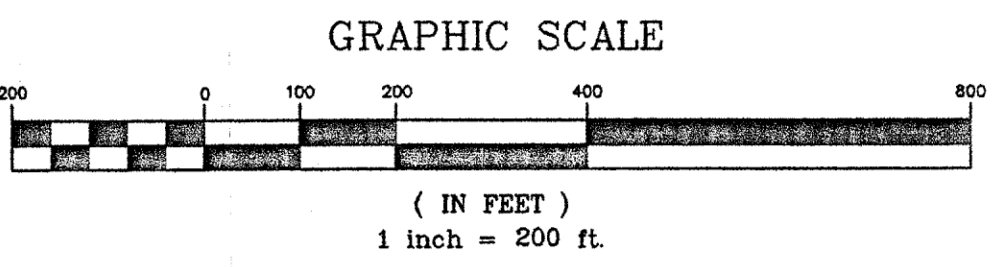
TOPOGRAPHY, WATER COURSES AND STRUCTURES
TAKEN FROM AERIAL TOPOGRAPHY BY ATLANTIS AERIAL SURVEY CO., INC. ROUTE 46, BUDD LAKE, N.J., DATED FEB. 15, 1999, PROJECT #1908-9905

DRAWING DISCLAIMER
This drawing and all information contained hereon is authorized for use only by the party for whom the work was contracted or to whom it is certified. This Drawing may not be copied, reused, disclosed, distributed, or relied upon without the express written consent of G.C. Stewart Assoc. If this Drawing does not contain a raised impression seal of the undersigned professional, it is not an authorized document and may have been altered.

UTILITY NOTE:
The location of existing underground utilities as shown hereon are based on above ground structures, record drawings and actual physical locations provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures. Before excavations are begun, the following offices should be contacted for verification of utility type and for field locations: Gas, Telephone, Electric, Water, Sewer, Cable TV, Etc.

ZONE REQUIREMENTS R-2 ZONE (1 FAMILY RESIDENTIAL)						
	Block 174, Lot 1	Block 177, Lot 1	Block 177, Lot 29	Block 174, Lot 1	Block 174, Lot 1.01	
MIN. LOT AREA	40,000 SQ. FT.	8,119,566 SF	1,388,347 SF	1,022,775 SF	4,138,155 SF	6,392,533 SF
MIN. LOT WIDTH	125 FT.	754.48 FT.	2165.08 FT.	567.16 FT.	3729.97 FT.	323.91 FT.
MIN. SETBACKS						
FRONT YARD	35 FT.	242 FT.	296 FT.	258 FT.	N/A	243 FT.
SIDE YARD	20 FT.	250 FT.	76 FT.	29 FT.	N/A	110 FT.
REAR YARD	40 FT.	> 40 FT.	> 40 FT.	> 40 FT.	N/A	> 40 FT.
BOTH SIDE YARDS	45 FT.	> 45 FT.	> 45 FT.	> 45 FT.	N/A	> 45 FT.
MAX. BUILDING HEIGHT	2 1/2 STORIES	< 35 FT.	< 35 FT.	< 35 FT.	< 35 FT.	< 35 FT.
MAX. BUILDING COVERAGE	20%	< 20%	< 20%	< 20%	None	Less Than 1 %
MAX. LOT COVERAGE	30%	< 30%	< 30%	< 30%	None	Less Than 1 %

Note:
Improvements on and/or near the easterly and southerly outside boundary lines are not shown and are subject to field locations.



KEY MAP / ZONE MAP
SCALE 1"=800' ±

OWNER
Block 177, Lot 1 ~ Block 177, Lot 29 ~ Block 174, Lot 1
Crestmont Country Club
750 Eagle Rock Avenue
West Orange, N.J. 07062

OWNERS STATEMENT
I, Charles P. Stewart, the undersigned, having an interest in the title of the property covered by this subdivision map, do hereby consent to the filing of this map in the office of the Essex County Clerk.

BE IT REMEMBERED THAT ON THIS DAY 23 DAY OF June IN THE YEAR OF 2007, BEFORE ME, THE SUBSCRIBER, Charles P. Stewart, A NOTARY PUBLIC OF NEW JERSEY, PERSONALLY APPEARED Charles P. Stewart, WHO BEING BY ME DULY SWORN, BOTH DEPOSED AND MAKE PROOF TO MY SATISFACTION THAT THEY THE OWNERS OF RECORD MENTIONED IN THE WITHIN INSTRUMENT TO WHICH I FIRST MADE KNOWN THE CONTENTS THEREOF, AND THEREUPON AND DELIVERED THE SAME AS A VOLUNTARY ACT AND DEED, FOR THE USES AND PROPOSES THEREIN EXPRESSED.

SWORN AND SUBSCRIBED BEFORE ME THE DAY, MONTH AND YEAR ABOVE SAID: Charles P. Stewart DATE 6/27/07
NOTARY PUBLIC OF NEW JERSEY, Charles P. Stewart DATE 6/27/07
Charles P. Stewart Attest of New Jersey

TOWNSHIP CLERK
THE INTERIOR MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED FOR IN THE "MUNICIPAL LAND USE LAW" P.L. 1975 C.291 (C.40:55-1 ET SEQ.) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS SHOWN ON THIS MAP AND SO DESIGNATED.

Henry R. O'Hara DATE 7-18-07
MUNICIPAL CLERK
DENOTE PROPOSED MONUMENT (2' OFFSET UNLESS OTHERWISE NOTED)

STREET ACCEPTANCE
I HEREBY CERTIFY THAT ALL STREETS SHOWN HEREON HAVE BEEN APPROVED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF WEST ORANGE OR OF THE BOROUGH OF ROSELAND OR OF THE BOROUGH OF ESSEX FELLS.

Henry R. O'Hara DATE 7-18-07
MUNICIPAL CLERK

SURVEYOR
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 6/27/07 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLETES WITH THE PROVISIONS OF THE MAP FILING LAW, AND THAT THE OUTBOUND MONUMENTS ARE SHOWN AS FOUND OR SET.

Charles P. Stewart
CHARLES P. STEWART
(PROFESSIONAL ENGINEER & LAND SURVEYOR)
N.J. L.S. 35884

SURVEY REFERENCE
BOUNDARY INFORMATION BASED ON A SURVEY ENTITLED "SURVEY OF CRESTMONT COUNTRY CLUB SITUATED IN THE TOWNSHIP OF LIVINGSTON, BOROUGH OF ROSELAND AND THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY" PREPARED BY G.C. STEWART ASSOC., DATED 10/28/80

TOWNSHIP PLANNING BOARD
THIS MAP WAS APPROVED AT A REGULAR MEETING OF THE PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY, HELD ON THE DAY OF July, 2007, AND SAID MAP SHALL BE FILED IN THE ESSEX COUNTY CLERK'S OFFICE ON OR BEFORE 7-11-07 IN ACCORDANCE WITH CHAPTER 306, P.L. 1963 AND AS AMENDED BY CHAPTER 141, P.L. 1980, AND COMPLETES WITH ALL PROVISIONS OF THE "MAP FILING LAWS".
Charles P. Stewart DATE 7-11-07
CHAIRMAN
Charles P. Stewart DATE 7-11-07
SECRETARY

ESSEX COUNTY PLANNING BOARD APPROVAL
APPROVED BY THE ESSEX COUNTY PLANNING BOARD IN ACCORDANCE WITH R.S. 70: 27-6.2.
ON 7-11-07

SECRETARY DATE

MUNICIPAL ENGINEER
I HAVE CAREFULLY EXAMINED THIS MAP, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE "MAP FILING LAW", RESOLUTION OF APPROVAL, AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.
Charles P. Stewart DATE 7-11-07
MUNICIPAL ENGINEER N.J. REG. NO.

SUBJECT TO THE DEVELOPERS AGREEMENT. DATE

SUB 01-0807/27-M-84
approved 08/28/07
Charles P. Stewart

PROPOSED LAND MERGER/MINOR SUBDIVISION
CRESTMONT COUNTRY CLUB
BLOCK 174 LOT 1 AND 29
TAX MAP SHEET NOS. 48 AND 49.03
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

Engineers Surveyors Planners
Fells Professional Building
320 Runnymede Road
Essex Fells, N.J. 07021
Phone (973) 226-0141 Fax (973) 226-3061
Certificate of Authorization No. 240A27927300

Scale: 1" = 200' **Dwg. No.** 07-4137
Chk. By GSO **CPS** **Field Book** **07-4137**

CHARLES P. STEWART Land Surveyor
CHARLES J. STEWART Professional Engineer & Land Surveyor
GARY J. STEWART Professional Engineer & Land Surveyor
N.J. Lic. No. 11656
N.J. Lic. No. 35884
N.J. Lic. No. 37952

NO. DATE DESCRIPTION BY Charles P. Stewart Date 8/23/03 Sheet 1 of 1

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TOPOGRAPHY, WATER COURSES AND STRUCTURES TAKEN FROM AERIAL TOPOGRAPHY BY ATLANTIS AERIAL SURVEY CO., INC. ROUTE 46, BUDD LAKE, N.J., DATED FEB. 15, 1999, PROJECT #1908-9905

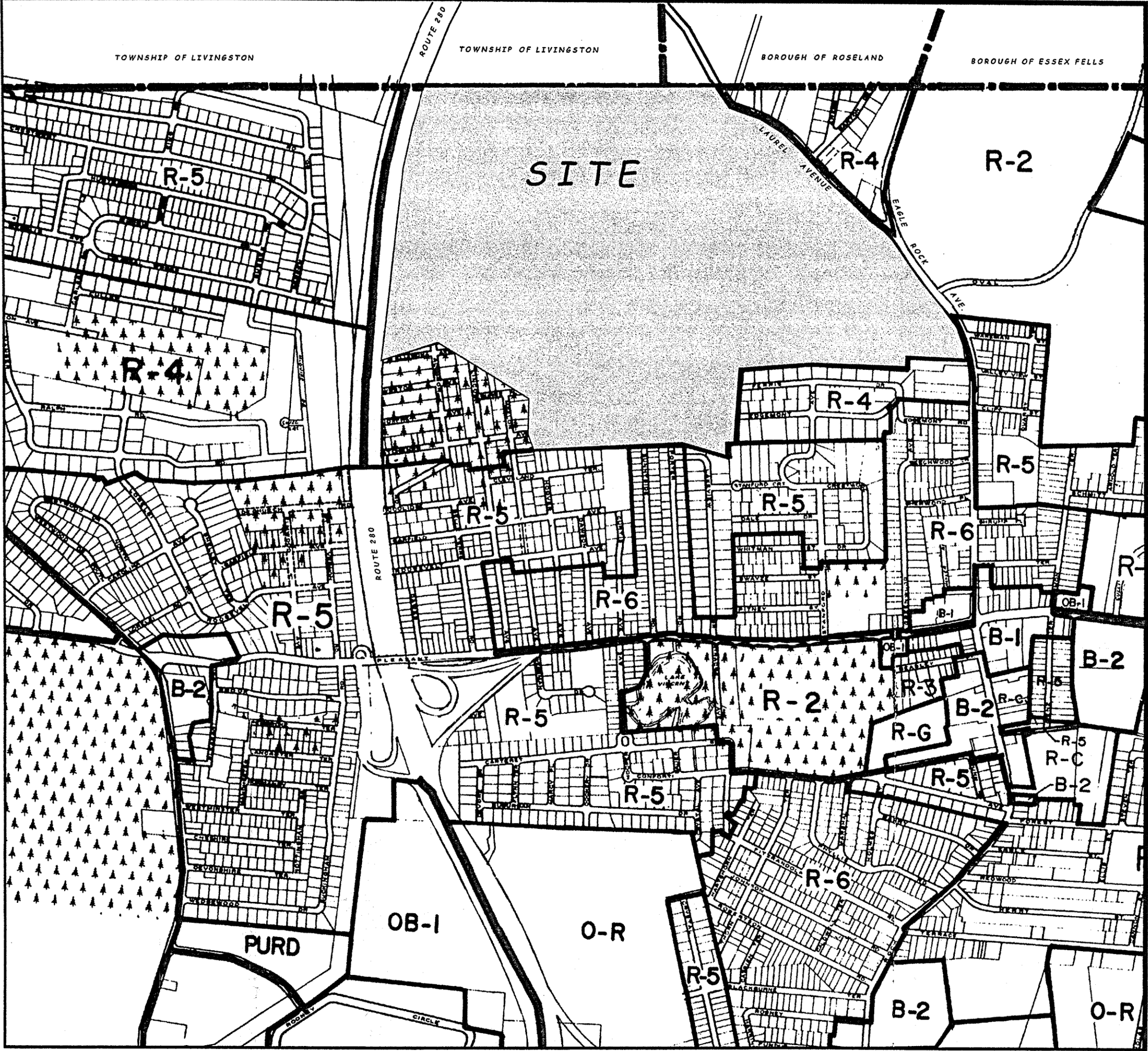
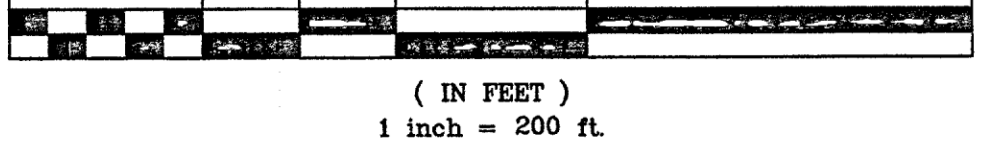
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ZONE REQUIREMENTS R-2 ZONE (1 FAMILY RESIDENTIAL)						
	Block 174, Lot 1	Block 177, Lot 1	Block 177, Lot 29	Block 174, Lot 1	Block 174, Lot 1	Block 174, Lot 1
	REQUIRED	EXISTING	EXISTING	EXISTING	PROPOSED	PROPOSED
MIN. LOT AREA	40,000 SQ. FT.	8,119,566 SF	1,388,347 SF	1,022,775 SF	4,138,155 SF	6,392,533 SF
MIN. LOT WIDTH	125 FT.	754.48 FT.	2165.08 FT.	567.16 FT.	3729.97 FT.	323.91 FT.
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MAX. LOT COVERAGE	30%	< 30%	< 30%	< 30%	None	Less Than 1 %

Note:
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GRAPHIC SCALE



KEY MAP/ZONE MAP

SCALE 1"=800' ±

OWNER

Block 177, Lot 1 ~ Block 177, Lot 29 ~ Block 174, Lot 1
Crestmont Country Club
750 Eagle Rock Avenue
West Orange, N.J. 07052

OWNERS STATEMENT

I, THE UNDERSIGNED, HAVING AN INTEREST IN THE TITLE OF THE PROPERTY COVERED BY THIS SUBDIVISION MAP, DO HEREBY CONSENT TO THE FILING OF THIS MAP IN THE OFFICE OF THE ESSEX COUNTY CLERK.

DATE

BE IT REMEMBERED THAT ON THIS DAY OF _____ IN THE YEAR OF _____ BEFORE ME, THE SUBSCRIBER,

A NOTARY PUBLIC OF NEW JERSEY, PERSONALLY APPEARED _____ WHO BEING BY ME DULY SWORN, DOTH DEPOSED AND MAKE PROOF TO MY SATISFACTION THAT THEY THE OWNERS OF RECORD MENTIONED IN THE WITHIN INSTRUMENT TO WHOM I FIRST MADE KNOWN THE CONTENTS THEREOF, AND THEREUPON DELIVERED THE SAME AS A VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN EXPRESSED.

SWORN AND SUBSCRIBED BEFORE ME THE DAY, MONTH AND YEAR AFORESAID:

NOTARY PUBLIC OF NEW JERSEY

DATE

TOWNSHIP CLERK

THE INTERIOR MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED FOR IN THE "MUNICIPAL LAND USE LAW" P.L. 1975 C.251 (G.40-59-1 ET SEQ.) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS SHOWN ON THIS MAP AND SO DESIGNATED.

MUNICIPAL CLERK

DATE

■ DENOTES PROPOSED MONUMENT
(2' OFFSET UNLESS OTHERWISE NOTED)

STREET ACCEPTANCE

I HEREBY CERTIFY THAT ALL STREETS SHOWN HEREON HAVE BEEN APPROVED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF WEST ORANGE ON _____

MUNICIPAL CLERK

DATE

SURVEYOR

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 10/28/80 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLETES WITH THE PROVISIONS OF THE MAP FILING LAW AND THAT THE OUTBOUND MONUMENTS AS SHOWN HAVE BEEN FOUND OR SET.

CHARLES J. STEWART
(PROFESSIONAL ENGINEER & LAND SURVEYOR)
N.J. L.S. 35584

SURVEY REFERENCE

BOUNDARY INFORMATION BASED ON A SURVEY ENTITLED SURVEY OF CRESTMONT COUNTRY CLUB SITUATED IN THE TOWNSHIP OF LIVINGSTON, BOROUGH OF ROSELAND AND THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY PREPARED BY G.C. STEWART ASSOC., DATED 10/28/80

TOWNSHIP PLANNING BOARD

THIS MAP WAS APPROVED AT A REGULAR MEETING OF THE PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY, HELD ON THE _____ DAY OF _____, 20____, AND SAID MAP SHALL BE FILED IN THE ESSEX COUNTY CLERK'S OFFICE ON OR BEFORE _____ IN ACCORDANCE WITH CHAPTER 358, P.L. 1953 AND AS AMENDED BY CHAPTER 141, P.L. 1960, AND COMPLES WITH ALL PROVISIONS OF THE "MAP FILING LAW"

CHAIRMAN

DATE

SECRETARY

DATE

ESSEX COUNTY PLANNING BOARD APPROVAL

APPROVED BY THE ESSEX COUNTY PLANNING BOARD IN ACCORDANCE WITH R.S. 78: 27-23.2. ON _____, 20____

SECRETARY

DATE

MUNICIPAL ENGINEER

I HAVE CAREFULLY EXAMINED THIS MAP, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT CONFORMS WITH THE PROVISIONS OF THE "MAP FILING LAW", RESOLUTIONS OF APPROVAL, AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL ENGINEER

N.J. REG. NO.

SUBJECT TO THE DEVELOPERS AGREEMENT

DATE

RECEIVED

MAY 21 2007

PB-07-20

W.D. PLANNING DEPT.

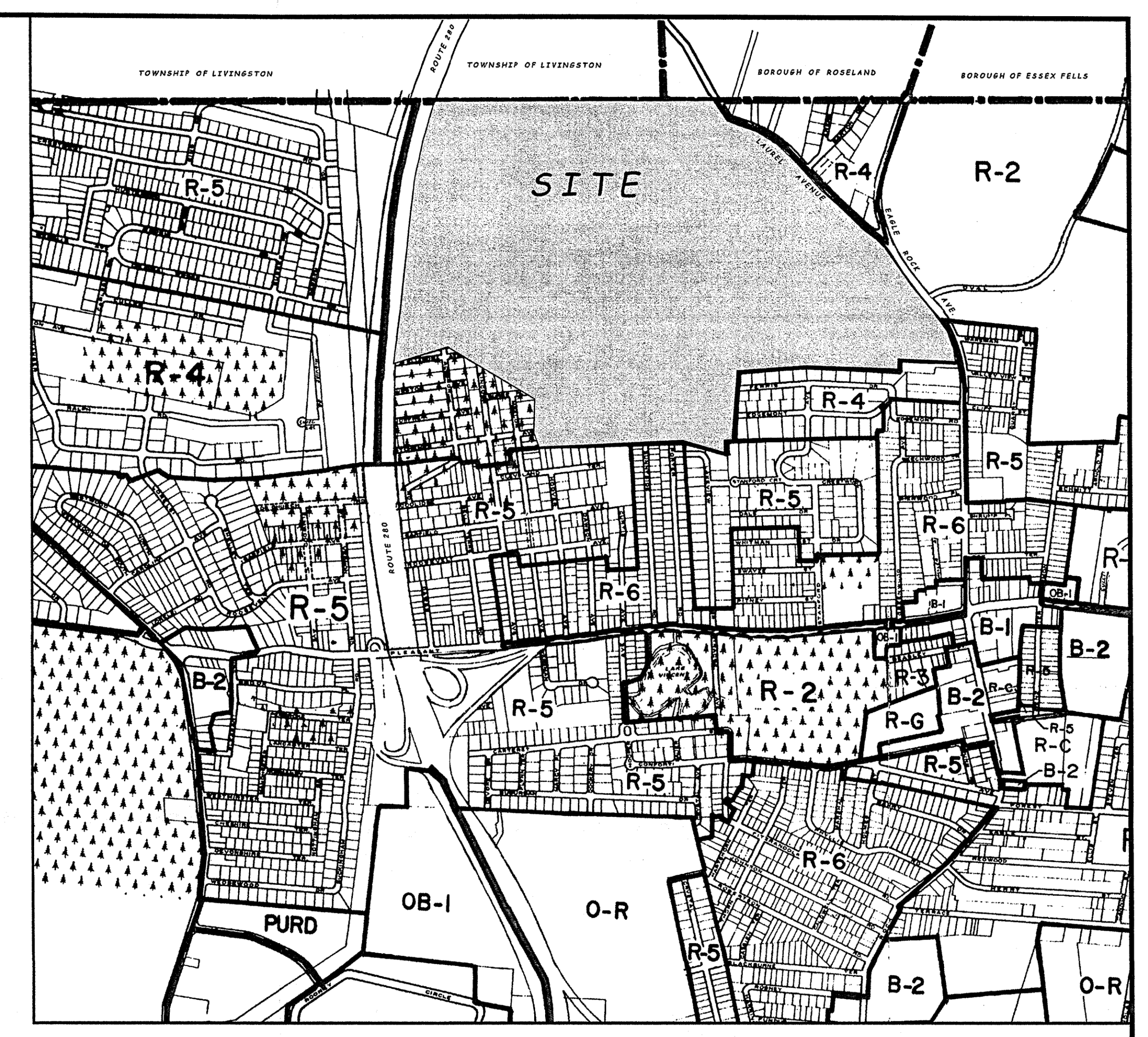
**PROPOSED LAND MERGER/MINOR SUBDIVISION
CRESTMONT COUNTRY CLUB**
BLOCK 177, LOT 1 AND 29
TAX MAP SHEET NO. 48 AND 49.03
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

G.C. Stewart
associates inc.
Engineers Surveyors Planners
Fells Professional Building
320 Runnymede Road
Essex Fells, N.J. 07021
Phone (973) 228-0141 Fax (973) 228-3061
Certificate of Authorization No. 246A27927300

Scale: 1" = 200' Dwg. By GSO Chk. By CPS Field Book Dwg. No. 07-4137
CHARLES J. STEWART Land Surveyor N.J. Lic. No. 11656
CHARLES J. STEWART Professional Engineer & Land Surveyor N.J. Lic. No. 35584
GARY S. OSBORNE Land Surveyor N.J. Lic. No. 37952

NO.	DATE	DESCRIPTION	BY
1	5/02/07	REVISE SUBDIVISION LINE	

Date 8/23/03 Sheet 1 of 1



KEY MAP/ZONE MAP
SCALE 1"=800' ±

OWNER
Block 177, Lot 1 ~ Block 177, Lot 29 ~ Block 174, Lot 1
Crestmont Country Club
750 Eagle Rock Avenue
West Orange, N.J. 07052

OWNERS STATEMENT
I, THE UNDERSIGNED, HAVING AN INTEREST IN THE TITLE OF THE PROPERTY COVERED BY THIS SUBDIVISION MAP, DO HEREBY CONSENT TO THE FILING OF THIS MAP IN THE OFFICE OF THE ESSEX COUNTY CLERK.

BE IT REMEMBERED THAT ON THIS DAY ____ DAY OF ____ IN THE YEAR OF ____ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF NEW JERSEY, PERSONALLY APPEARED ____ WHO BEING BY ME DULY SWORN, DOETH DEPOSED AND MAKE PROOF TO MY SATISFACTION THAT THEY THE OWNERS OF RECORD MENTIONED IN THE WITHIN INSTRUMENT TO WHOM I FIRST MADE KNOWN THE CONTENTS THEREOF, AND THEREUPON AND DELIVERED THE SAME AS A VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN EXPRESSED.

SWORN AND SUBSCRIBED BEFORE ME THE DAY, MONTH AND YEAR AFORESAID:

NOTARY PUBLIC OF NEW JERSEY DATE

TOWNSHIP CLERK
THE INTERIOR MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED FOR IN THE "MUNICIPAL LAND USE LAW" P.L. 1975 (C.40-55) - 1 ET SEQ.) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS SHOWN ON THIS MAP AND SO DESIGNATED.

MUNICIPAL CLERK DATE
■ DENOTES PROPOSED MONUMENT
(2" OFFSET UNLESS OTHERWISE NOTED)

STREET ACCEPTANCE
I HEREBY CERTIFY THAT ALL STREETS SHOWN HEREON HAVE BEEN APPROVED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF WEST ORANGE ON ____

MUNICIPAL CLERK DATE

SURVEYOR
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 10/28/80 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW" AND THAT THE OUTBOUND MONUMENTS AS SHOWN HAVE BEEN FOUND OR SET.

CHARLES J. STEWART
(PROFESSIONAL ENGINEER & LAND SURVEYOR)
N.J. L.S. 35854

SURVEY REFERENCE
BOUNDARY INFORMATION BASED ON A SURVEY ENTITLED SURVEY OF CRESTMONT COUNTRY CLUB SITUATED IN THE TOWNSHIP OF LIVINGSTON, BOROUGH OF ROSELAND AND THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY, HELD ON THE ____ DAY OF ____ AND SAID MAP SHALL BE FILED IN THE ESSEX COUNTY CLERK'S OFFICE ON OR BEFORE ____

TOWNSHIP PLANNING BOARD
THIS MAP WAS APPROVED AT A REGULAR MEETING OF THE PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY, HELD ON THE ____ DAY OF ____ AND SAID MAP SHALL BE FILED IN THE ESSEX COUNTY CLERK'S OFFICE ON OR BEFORE ____ IN ACCORDANCE WITH CHAPTER 356, P.L. 1953 AND AS AMENDED BY CHAPTER 141, P.L. 1965, AND COMPLIES WITH ALL PROVISIONS OF THE "MAP FILING LAWS".

CHAIRMAN DATE
SECRETARY DATE

ESSEX COUNTY PLANNING BOARD APPROVAL
APPROVED BY THE ESSEX COUNTY PLANNING BOARD IN ACCORDANCE WITH R.S. 70: 27-6.2 ON ____

SECRETARY DATE

MUNICIPAL ENGINEER

I HAVE CAREFULLY EXAMINED THIS MAP, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT CONFORMS WITH THE PROVISIONS OF THE "MAP FILING LAW", RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL ENGINEER N.J. REG. NO. ____

SUBJECT TO THE DEVELOPERS AGREEMENT DATE

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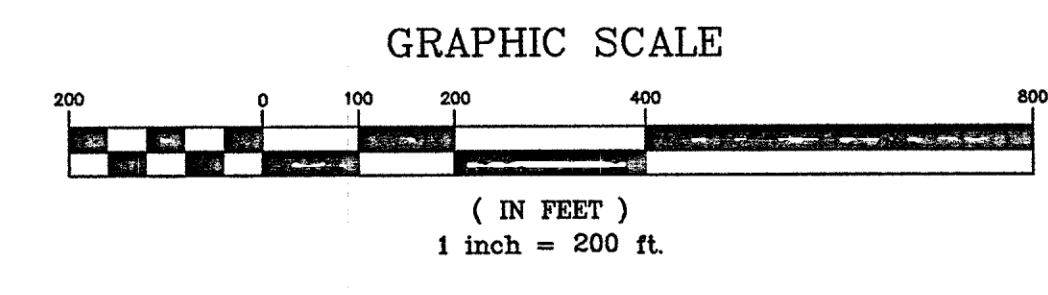
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CRESTMONT COUNTRY CLUB**
BLOCK 174 LOT 1
BLOCK 177 LOTS 1 AND 29
TAX MAP SHEET NOS. 48 AND 49-03
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ESSEX COUNTY, NEW JERSEY

CC Stewart
associates inc.

Engineers Surveyors Planners
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Scale: 1" = 200' Dwg. By: GSO Chk. By: CPS Field Book: 07-4137

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CHARLES J. STEWART Professional Engineer & Land Surveyor N.J. Lic. No. 35854
GARY S. OSBORN Land Surveyor N.J. Lic. No. 37952

NO. DATE DESCRIPTION BY DATE

2 6/06/07 SHOW ORIGINAL SUBDIVISION LINE
1 5/02/07 REVISE SUBDIVISION LINE

8/23/03 Sheet 1 of 1