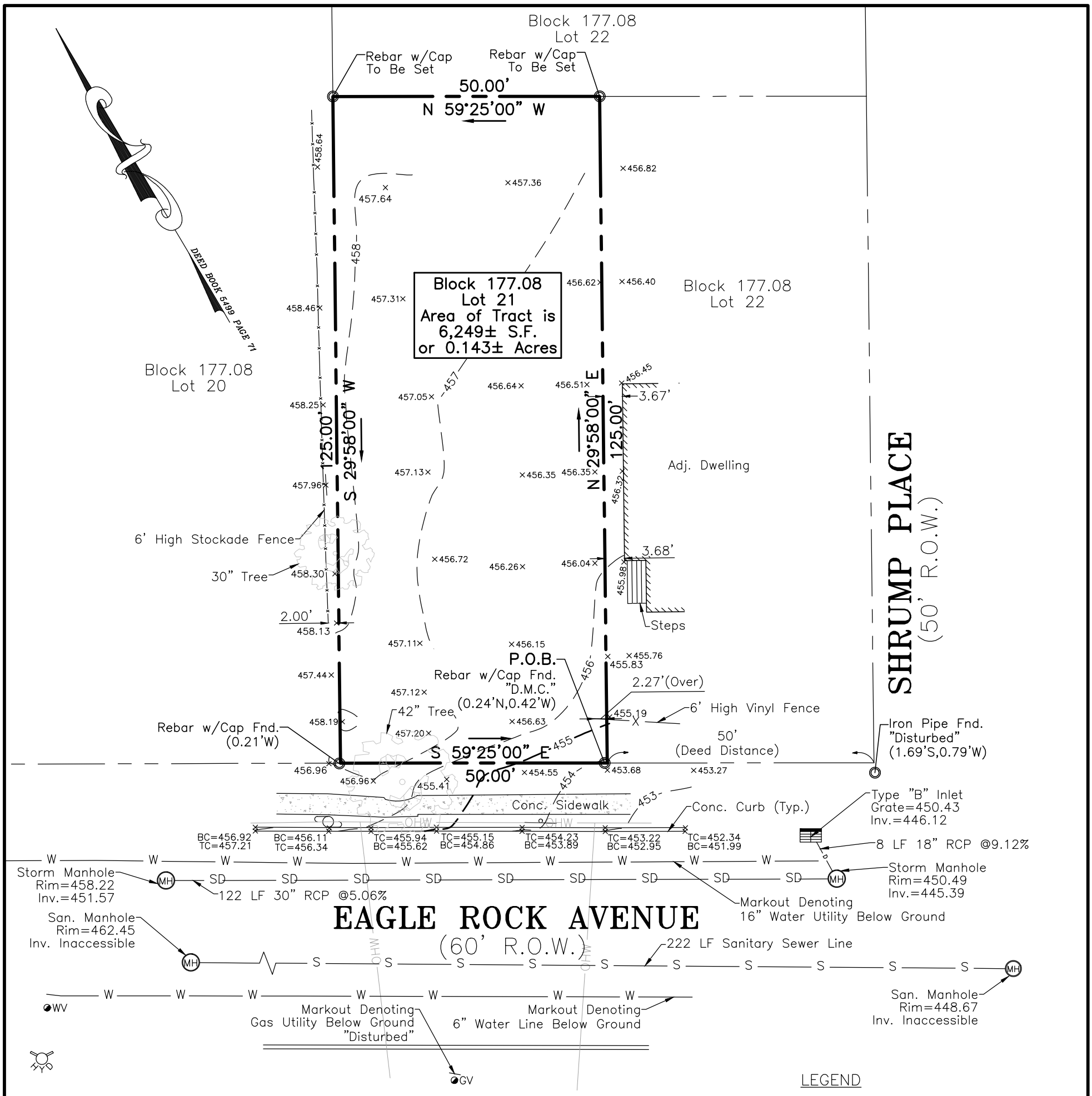


GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. ELEVATIONS IF ANY ARE BASED ON AN NAVD88.
3. BEARING BASIS IS RELATICE TO THE NORTHERLY LINE OF EAGLE ROACK AVENUE, BEING NORTH 59°25'00" WEST ACCORDING TO DEED BOOK 5499, PAGE 71 OF THE OFFICIAL RECORDS OF THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY.
4. EVIDENCE OF ANY COVENANTS AND/OR DEED RESTRICTIONS HAVE NOT BEEN FOUND OR SUPPLIED.
5. THIS PROPERTY IS SUBJECT TO ANY DOCUMENTS OF RECORD.
6. PROPERTY SUBJECT TO CHANGES ACCORDING TO THE FACTS A CURRENT TITLE REPORT MAY DISCLOSE.
7. OFFSETS SHOWN HEREIN ARE NOT TO BE USED AS A BASIS FOR THE CONSTRUCTION OF FENCES, PERMANENT STRUCTURES, AND/OR HARDSCAPES OF ANY KIND.
8. UNDERGROUND IMPROVEMENT AND/OR ENCROACHMENTS IF ANY, ARE NOT SHOWN HEREIN UNLESS INDICATED.
9. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, THE USE OF THE SURVEY FOR AN AFFIDAVIT OF SURVEY, RESALE OF THE PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE ORIGINAL CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
10. ONLY COPIES OF THE ORIGINAL OF THE SURVEY MARKED WITH THE SURVEYORS SIGNATURE AND THE SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED TO BE AN ORIGINAL.
11. FIELD WORK DEPICTED HEREIN WAS PERFORMED ON 10/17/2024. THIS PLAN DOES NOT ATTEST TO ANY FIELD ADDITIONS, SUBTRACTIONS, OR ANY OTHER CHANGE AFTER OUR FIELD WORK HAS BEEN PERFORMED.
12. ALL "MARKOUTS" REFERED TO HEREON REFERENCE PAINT MARKS ON GROUND DENOTING UNDERGROUND UTILITIES, LOCATED AND MARKED BY OTHERS.

ALL DOCUMENTS PREPARED BY AMERICAN LAYOUT AND LAND SURVEYING ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY AMERICAN LAYOUT FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO AMERICAN LAYOUT AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS AMERICAN LAYOUT AND LAND SURVEYING FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. THE DEFINITION OF "REUSE" SHALL SOLELY APPLY TO TITLE TRANSFERS AND USING THE AS-BUILT FOR FUTURE DESIGN PURPOSES. THE AS-BUILT DRAWINGS MAY BE USED AS PROJECT RECORD DRAWINGS WITHOUT WRITTEN VERIFICATION OF AMERICAN LAYOUT AND LAND SURVEYING.

I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 10/25/2024 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW OR ABOVE GROUND ENCROACHMENTS, UTILITIES, SERVICE LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES. THIS SURVEY IS SUBJECT TO A FULL AND ACCURATE TITLE SEARCH, SUBJECT TO RESTRICTIONS AND EASEMENT RECORD AND/OR UNRECORDED. PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT (N.J.A.C. 13:40-5.1(d)).

LEGEND

	Utility Pole
	Traffic Sign
MH	Manhole
— OHW —	Overhead Wire
	Hydrant
ROW	Right-of-Way
Typ	Typical
Conc	Concrete
TC	Top of Curb
BC	Bottom of Curb
Inv.	Invert
Fnd.	Found
LF	Linear Feet

DESCRIPTION:

BEING KNOWN AS LOT 21 BLOCK 177.08 AS SHOWN ON SHEET NUMBER 126 OF THE OFFICIAL TAX MAP OF TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY.

ALSO BEING KNOWN AS LOT 21, BLOCK 177H AS SHOWN ON A PLAN ENTITLED "MAP OF PROPERTY BELONGING TO FREDERICK W. SHRUMP OF WEST ORANGE, N.J.", HAVING BEEN FILED ON AUDUST 6, 1929 IN THE ESSEX COUNTY CLERK'S OFFICE AS CASE NO. 1481.

BOUNDARY TOPOGRAPHIC SURVEY

PREPARED FOR

BLOCK 177.08 - LOT 21

691 EAGLE ROCK AVENUE

SITUATED IN

TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

REVISION	DATE
REVISED PER CURRENT FIELD CONDITIONS	10/25/2024
ADDED DRAINAGE INVERTS	10/22/2024
ADDED MARKOUTS, STORM MANHOLES, LOCATED TREES W/ GIRTHS	12/14/2023

AMERICAN LAYOUT

LAND SURVEYING
CONSTRUCTION SURVEYING

www.americansurveyors.us

AMERICAN LAYOUT & LAND SURVEYING

922 NJ-33, SUITE 3
FREEHOLD, NJ 07728
TEL: (844) 787-8399

CERTIFICATE OF AUTHORIZATION #24GA2815330
CERTIFICATE OF AUTHORIZATION #LB8131

STATE OF NEW JERSEY
ANTHONY MALTESE
No. GP42579
PROFESSIONAL LAND SURVEYOR
LICENSED

ANTHONY MALTESE, P.E., P.L.S., P.S.M., P.P., C.M.E.
PROFESSIONAL LAND SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
NJ LICENSE No. 42579 - PA LICENSE No. SU076250 - FL LICENSE LS7020

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DATE	10/27/2023	
SCALE	1" = 20'	
SHEET NO.	1 OF 1	
JG	AM	AM
DRAWN	CHECKED	RELEASED
CADD FILE	4061 Bound Topo.dwg	
PROJECT FILE NO.	4061	