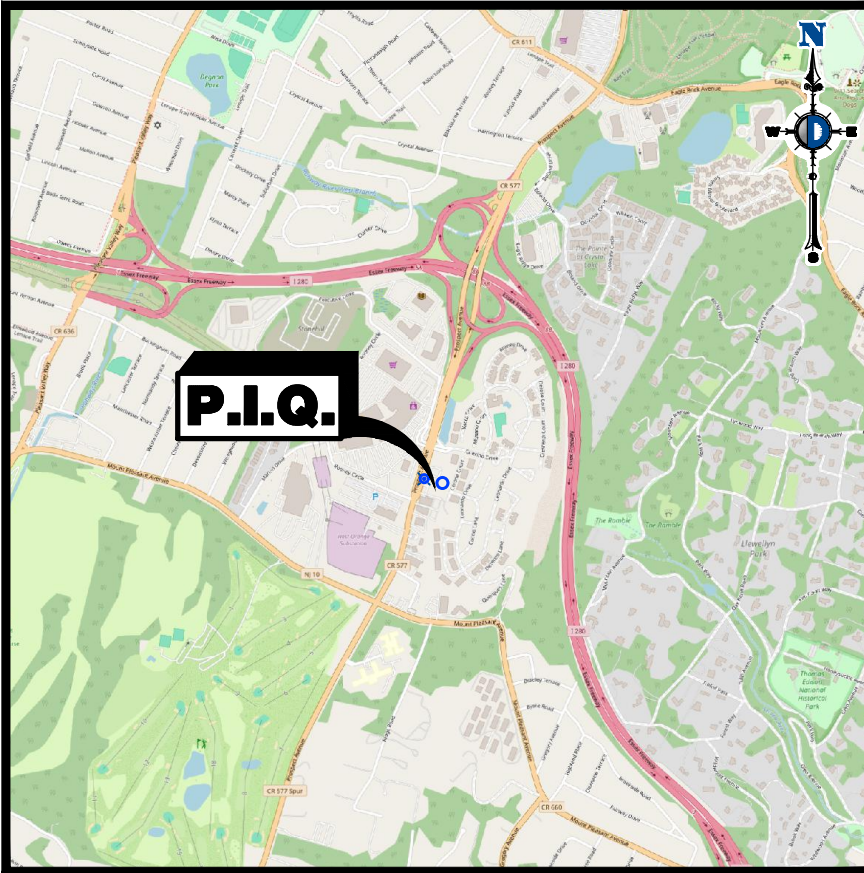




KEY MAP
1" = 2000'

GENERAL NOTES

- THE LOT AND BLOCK NUMBERS SHOWN ARE BASED ON THE TAX MAP OF THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY, SHEET NO. 34.
- HORIZONTAL DATUM - NAD 83 (2011), BASED ON GPS FIELD OBSERVATION PERFORMED BY DYNAMIC SURVEY ON NOVEMBER 19, 2024, UTILIZING THE LEICA RTX CORS NETWORK.
- VERTICAL DATUM - NAVD 88 (GEOID 124 OR GEOID 18), BASED ON GPS FIELD OBSERVATIONS PERFORMED BY DYNAMIC SURVEY ON NOVEMBER 19, 2024, UTILIZING THE LEICA RTX CORS NETWORK.
- FIELD WORK PERFORMED BY DYNAMIC SURVEY ON NOVEMBER 19, 2024.

- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. PROPERTY IS SUBJECT TO SUB-SURFACE CONDITIONS AND/OR ENCROACHMENTS NOT DISCLOSED BY PUBLIC RECORD, IF ANY.
- DYNAMIC SURVEY MAKES NO GUARANTEES THAT ALL UTILITIES ARE SHOWN AND THAT THE SHOWN UTILITIES MAY NOT COMPOSE ALL UTILITIES EITHER IN SERVICE OR ABANDONED RELATED TO THE SITE. ANY LOCATIONS SHOWN ARE APPROXIMATE BASED ON VISIBLE STRUCTURES OR UTILITY MARKING UNLESS NOTED OTHERWISE. ALL UTILITY LOCATIONS MUST BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR TO ADDITIONAL DESIGN, EXCAVATION OR CONSTRUCTION. CONTACT UTILITIES TOLL FREE 1-800-272-1000.

THE COLLECTION AND DEPICTION OF THE SUBSURFACE UTILITIES SHOWN HEREON ARE IN ACCORDANCE WITH STANDARD UTILITY QUALITY LEVELS AS OUTLINED BELOW AND DEPICTED ON THE SURVEY BY LINE TYPES AS SHOWN IN THE DRAWING LEGEND.

UTILITY QUALITY LEVEL A: HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE (OR VERIFICATION OF PREVIOUSLY EXPOSED AND SURVEYED UTILITIES) AND SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES, USUALLY AT A SPECIFIC POINT, MINIMALLY INTRUSIVE EXCAVATION EQUIPMENT OR OTHER METHOD(S).

UTILITY QUALITY LEVEL B: INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. THIS INFORMATION IS SURVEYED AND REDUCED ONTO PLOT DOCUMENTS.

UTILITY QUALITY LEVEL C: INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D INFORMATION.

UTILITY QUALITY LEVEL D: INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS AND IS NOT FIELD VERIFIED.

- NOT ALL LOT LINES OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREON HAVE BEEN FIELD SURVEYED AND ARE SHOWN AS A GRAPHICAL REPRESENTATION OF EXISTING LOT LINES BASED ON DEED, FILED MAPS AND TAX MAP INFORMATION.
- THIS SURVEY WAS PERFORMED BASED ON A TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NUMBER: 340135, EFFECTIVE COMMITMENT DATE: OCTOBER 18, 2024.
- THIS PLAN RELIES UPON THE NOTED TITLE POLICY TO IDENTIFY ALL DOCUMENTS OF RECORD FOR REVIEW IN CONNECTION TO THIS SURVEY.
- BY GRAPHICAL PLOTTING THE PREMISES IS LOCATED IN ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER: 3401300927, COMMUNITY NAME: TOWNSHIP OF WEST ORANGE, EFFECTIVE DATE: 06/04/2007.
- NO WETLANDS DELINEATION MARKERS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. THE EXISTENCE OR NONEXISTENCE OF WETLANDS OR OPEN WATERS THAT MAY BE REGULATED BY THE STATE OF NEW JERSEY AND/OR THE GOVERNMENT OF THE UNITED STATES IS NOT A PART OF THIS SURVEY.
- NO ATTEMPT WAS MADE OR LIABILITY IS ASSUMED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDE LANDS.
- THE OFFSETS SHOWN ON THIS PLAN SHALL NOT BE USED AS THE BASIS FOR THE CONSTRUCTION OF FENCES OR ANY OTHER PERMANENT STRUCTURES.
- PARKING SPACE COUNT: N/A REGULAR SPACES, N/A HANDICAP SPACES, N/A TOTAL SPACES. (STRIPING WAS FADED AT THE TIME OF FIELDWORK)
- SUBJECT PROPERTY HAS DIRECT ACCESS TO PROSPECT AVENUE A PUBLIC RIGHT OF WAY.
- NO EVIDENCE OF RECENT EARTH WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING DISTRICT OR EVIDENCE OF RECENT STREET OR SIGNAL CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- ONLY COPIES OF THE ORIGINAL SURVEY WITH AN ORIGINAL LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES. SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS CERTIFICATION WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE NJ STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. CERTIFICATION HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE CERTIFICATION IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. UNAUTHORIZED ALTERATION OR ADDITION TO A CERTIFICATION BEARING A LICENSED LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW. PROPERTY SUBJECT TO DOCUMENTS OF RECORD.

MAP REFERENCES

- A PLAN ENTITLED "TAX MAP WEST ORANGE", DATED 1986, SHEET 14.
- A PLAN ENTITLED "WEICHERT REALTORS, LOT 64.01, BLOCK 105, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY", PREPARED BY GC STEWART ASSOCIATES, DATED 03/15/02.

DEED REFERENCES

- INSTRUMENT NUMBER 2020093974 - LOT 64.01, BLOCK 105 - PQ
- DEED BOOK 5888, PAGE 872 - LOT 2, BLOCK 105
- INSTRUMENT NUMBER 2018055620 - LOT 63, BLOCK 84.01

PROPERTY LINES		LEGEND	
OFF-SITE SURVEY LINES			
EXISTING MAJOR CONTOUR & ELEVATION			
EXISTING MINOR CONTOUR & ELEVATION			
APPROX. LOC. EXIST. UNDERGROUND CABLE LINES		TYPICAL UTILITY POLE	
APPROX. LOC. EXIST. UNDERGROUND SANITARY LINES		DAY METER	
APPROX. LOC. EXIST. UNDERGROUND FIBER OPTIC LINES		HWT AIR PUMP	
APPROX. LOC. EXIST. UNDERGROUND WATER MAINS		SIGN DOUBLE POST	
APPROX. LOC. EXIST. OVERHEAD LINES		"A"-INLET	
APPROX. LOC. EXIST. UNDERGROUND FIREWORK LINES		"B"-INLET	
APPROX. LOC. EXIST. UNDERGROUND SANITARY SEWER LINES		"C"-INLET	
APPROX. LOC. EXIST. UNDERGROUND SANITARY SEWER LINES		"D"-INLET	
APPROX. LOC. EXIST. UNDERGROUND TELEPHONE LINES		"E"-INLET	
APPROX. LOC. EXIST. UNDERGROUND POWER LINES		"F"-INLET	
EXISTING BARRIERS		ROUND INLET	
EXISTING BOARD OR BOARD FENCE		VAND INLET	
EXISTING CHAIN LINK FENCE		MANHOLE	
EXISTING POST AND RAIL FENCE		FLARED END SECTION	
EXISTING STOCKADE FENCE		HEADWALL	
EXISTING VINYL FENCE		LEGUMINOUS TREE	
EXISTING EDGE OF WATER		EUPHORBIA TREE	
EXISTING WEEDS LINES		SHRUB	
EXISTING SANITARY SEWER			
EXISTING STORM SEWER			
UNDERGROUND UTILITY QUALITY LEVEL			