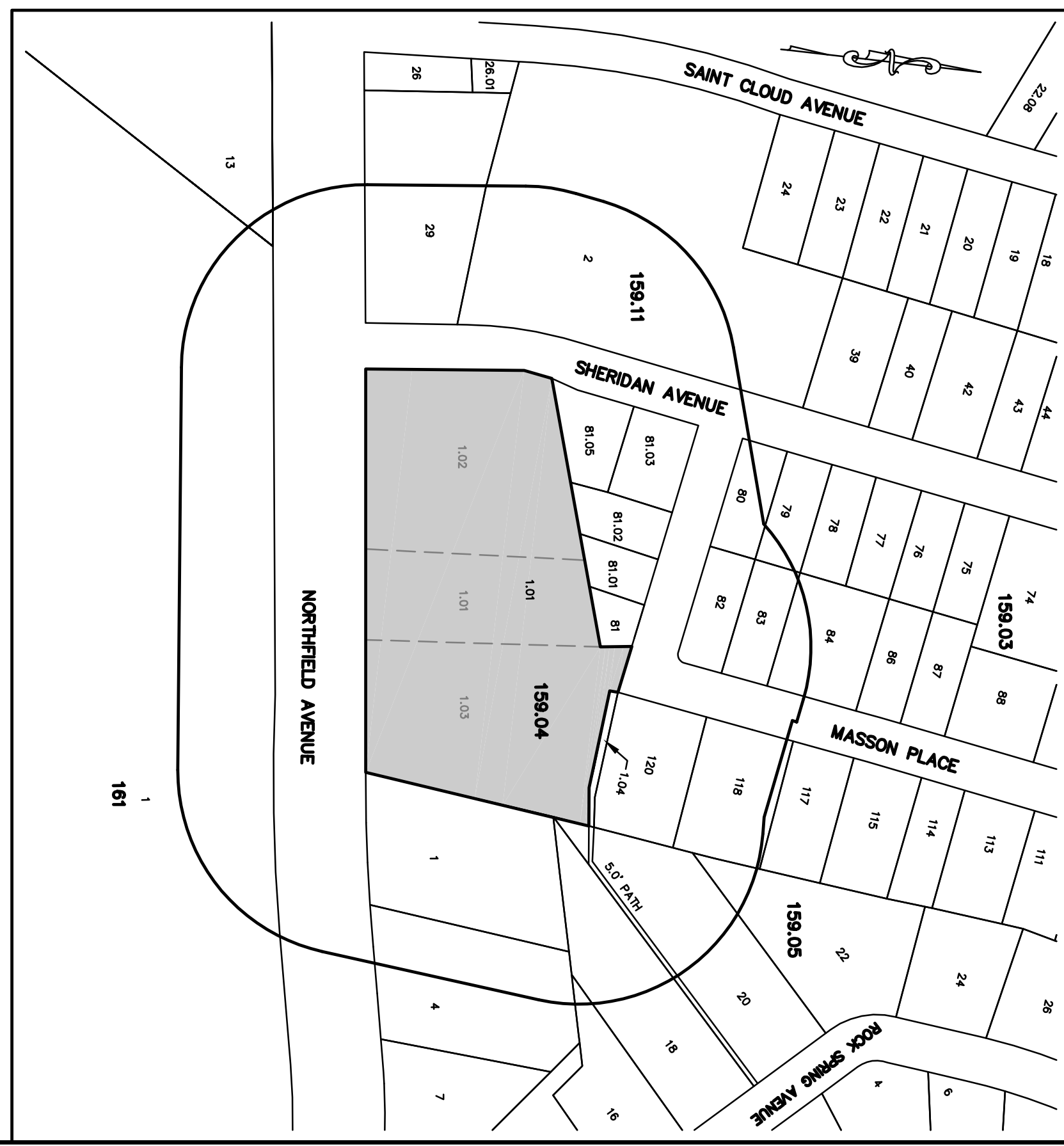
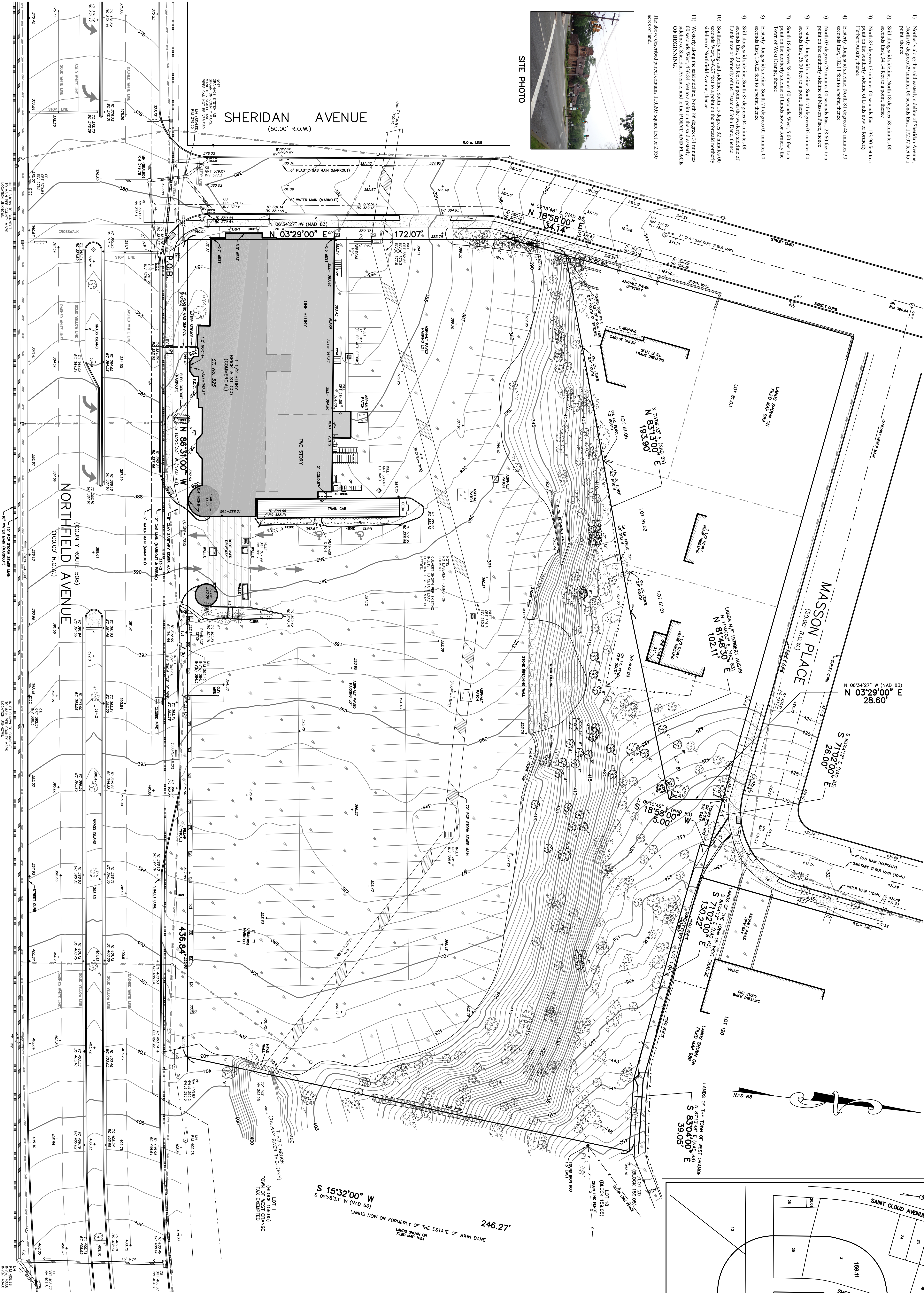


DESCRIPTION

- BEGINNING** at the corner formed by the intersection of the southerly sideline of Northfield Avenue with the easterly sideline of Sheridan Avenue, thence running
- Northerly along the said easterly sideline of Sheridan Avenue, secondly East, 29 minutes 00 seconds East, 172.07 feet to a point, thence;
 - Still along said sideline, North 18 degrees 58 minutes 00 seconds East, 34.14 feet to a point, thence;
 - North 83 degrees 13 minutes 00 seconds East, 193.90 feet to a point on the southerly sideline of Lands now or formerly Herter Adam, thence;
 - Easterly along said sideline, North 81 degrees 48 minutes 30 seconds East, 102.11 feet to a point, thence;
 - North 03 degrees 29 minutes 00 seconds East, 38.60 feet to a point on the southerly sideline of Masson Place, thence;
 - Easterly along said sideline, South 71 degrees 02 minutes 00 seconds East, 26.00 feet to a point, thence;
 - South 18 degrees 58 minutes 00 seconds West, 5.00 feet to a point on the southerly sideline of Lands now or formerly the Town of West Orange, thence;
 - Easterly along said sideline, South 71 degrees 02 minutes 00 seconds East, 109.22 feet to a point, thence;
 - Still along said sideline, South 83 degrees 04 minutes 00 seconds East, 109.22 feet to a point, thence;
 - Southerly along said sideline, South 15 degrees 32 minutes 00 seconds East, 39.05 feet to the aforesaid northerly sideline of Northfield Avenue, and to the **POINT AND PLACE OF BEGINNING**.
 - Westerly along the said sideline, North 86 degrees 31 minutes 00 seconds East, 172.07 feet to the aforesaid northerly sideline of Northfield Avenue, and to the **POINT AND PLACE OF BEGINNING**.
- The above described parcel contains 110,205 square feet or 2.530 acres of land.



SITE PHOTO



GENERAL NOTES

- Locations and types of utilities shown herein are derived from field location and available utility maps. Prior to any excavation contact the Township of West Orange Engineers office, sewer, and water service, and the Township of West Orange Engineers office, sewer, and water service. Service Electric & Gas Co.
- For location, depth and mark-out of utilities you must call 800-272-1000.
- All elevations and contours shown are existing and are based on NAVD 88, derived from Global Positioning System (GPS). Said elevations are not to be used for any purpose other than reference.
- This survey is not valid unless signed and sealed by the licensed surveyor.
- For the National Flood Insurance Program Map No. 3401 IC 0004 F partially fills in Zone A1E and Zone X, the property partially fills in a Special Flood Hazard Area. For design purposes reference Preliminary Maps on the FEMA website.
- Per a letter dated 2-21-2023, from the State of New Jersey, a Flood Hazard Area Permit is not required for this site.

LEGEND

PROJECT BOUNDARY LINE	
OVERHEAD WIRES	—○—
CURB LINE	—●—
DROP CURB	—○—
CEMENT BUSH	—●—
ASPHALT	—●—
CONCRETE	—●—
EXISTING CONDUIT LINE	—●—
WATER VALVE	—●—
FIRE HYDRANT	—●—
SION POST	—●—
LIGHT POLE	—●—
UTILITY POLE WITH CONDUIT	—●—
CONCRETE	—●—
ADA DETECTION PAV	—●—

A written, water and direction not to set corner markers has been obtained from the Township of West Orange, dated 2003, c-14 (N.J.S.A. 46-8-36.3) and N.J.A.C. 13-40-5.2(d).

No.	DATE	DESCRIPTION	BY

BOUNDARY AND TOPOGRAPHIC SURVEY

525 NORTHFIELD AVENUE
LOT 1.01 IN BLOCK 1580A ON TAX MAPS OF
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY
NEW JERSEY

PREPARED FOR

ARBOL BY COMES

PRONESTI
SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
870 POUNDATION AVENUE, SUITE B1
TEL: (973) 527-5319 FAX: (973) 527-3608
WWW.PRONESTI.COM
MICHAEL PRONESTI, P.L.S.
Michael Pronesti
Professional Land Surveyors
New Jersey State License No. 14622 (MPLS)

SCAN FOR
ADDITIONAL INFORMATION
MICHAEL PRONESTI, P.L.S.
5-14-2023
SCALE: 1"=20'
SHEET 1 OF 1

