STEEP SLOPE INVENTORY			
STEEP SLOPE CATEGORY		AREA	ALLOWABLE DISTURBANCE
	10% to 14.99%	3948 sf	2369 sf (60%)
	15% to 19.99%	3387 sf	1355 sf (40%)
	20% to 24.99%	2409 sf	482 sf (20%)
	> 25%	20755 sf	0%

LEGEND

EXISTING

- 324.45 — Spot Elevation
- 330 — Contour
- MH — Manhole
- Inlet
- Light Pole
- Concrete Curb
- Walls
- X—X— Fence
- Edge of Pavement
- Sign
- Hydrant
- UGE — Underground Electric Connection
- SAN — Sanitary Sewer Connection
- GAS — Gas Connection
- W—W— Water Connection
- Trees

SURVEY NOTES

1. PQ being Lots 1.01, 1.02 & 1.03, Block 159.04, Township of West Orange Tax Maps
2. Lot 1.01 = 24,692 sq.ft. or 0.566 acres
 Lot 1.02 = 43,549 sq.ft. or 1.000 acres
 Lot 1.03 = 42,247 sq.ft. or 0.970 acres
 Gross Lot Area = 110,488 sq.ft. or 2.536 acres
 Lots to be Consolidated.
 Net Lot Area = 84,195 sq.ft.
3. Elevations are based upon an assumed datum add 81.86 feet to obtain NAVD 1988 datum.
4. A written Wavier and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L. 2003, c. 14 (N.J.S.A. 45:8–36.3) and N.J.A.C. 13:40–5.1(d).
5. All utility information shown hereon is approximate based upon surface structures clearly visible on the date of field survey. Location of underground utilities/structures may vary from the location shown hereon. Additional buried utilities/structures may exist. All subsurface utility locations should be field verified and marked by the appropriate utility authority prior to excavation/construction. Any deviation in the location of utilities should be reported to the Surveyor and Engineer prior to construction.
6. Environmental and subsurface conditions were not examined as a part of this project.
7. This drawing shall also serve as the "Existing Tree Plan" as required by Township Ordinance.
8. Property is NOT subject to any DEED restrictions or covenants.

THIS SURVEY IS HEREBY CERTIFIED TO:

MBP, Inc.

Crown Bank, its successors and/or assigns as their interest may appear

Commonwealth Land Title Agency

Robert C. Williams, Esq.

MASSON PLACE (50' WIDE R.O.W.)

LENOX TERR. (50' WIDE R.O.W.)

SHERIDAN AVENUE (50' WIDE R.O.W.)

NORTHFIELD AVENUE (100' WIDE R.O.W.)

Tax Lot 1.01

Tax Lot 1.02

Tax Lot 1.03

2 Story Masonry Building

Existing Wooded Area

436.84'

Point of BEGINNING

Deed North

Scale: 1"= 20'

0 10 20 40 60 80

REVISIONS					
5	Steep Slope Info. Updated	7-21-10	6	Revised as per Resolution	7-01-11
3	Revised per Twp. Engineer's Comments	9-30-09	4	Revised per Twp. Comments	3-15-10
1	Revised per Township Engineer's Comments	4-1-08	2	Existing tree inventory	4-28-08

TITLE & TOPOGRAPHIC SURVEY

525 NORTHFIELD AVENUE
TAX LOTS 1.01, 1.02 & 1.03, BLOCK 159.04
TAX SHEET 40.02

TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NJ

CASEY & KELLER INCORPORATED

NJ State Board of Professional Engineers & Land Surveyors Certificate of Authorization # 24GA27985400

LICENSED PROFESSIONAL
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS

258 Main Street, PO Box 191
Millburn, New Jersey 07041
973-379-3280 Fax:973-379-7993

MICHAEL T. LANZAFAMA
DATE 01-10-08
New Jersey Professional Engineer/Land Surveyor No.30084
New Jersey Professional Planner No.03503

– REFERENCE	MTL CHK. BY	CFA DRAWN BY
DESC. MAP NO.	CAD FIELD BOOK	DWG.NO. 2
1060424 JOB NO.	1" = 20' SCALE	OF 12

T&T FILE No.: 2969