

PROPERTY NOTES:

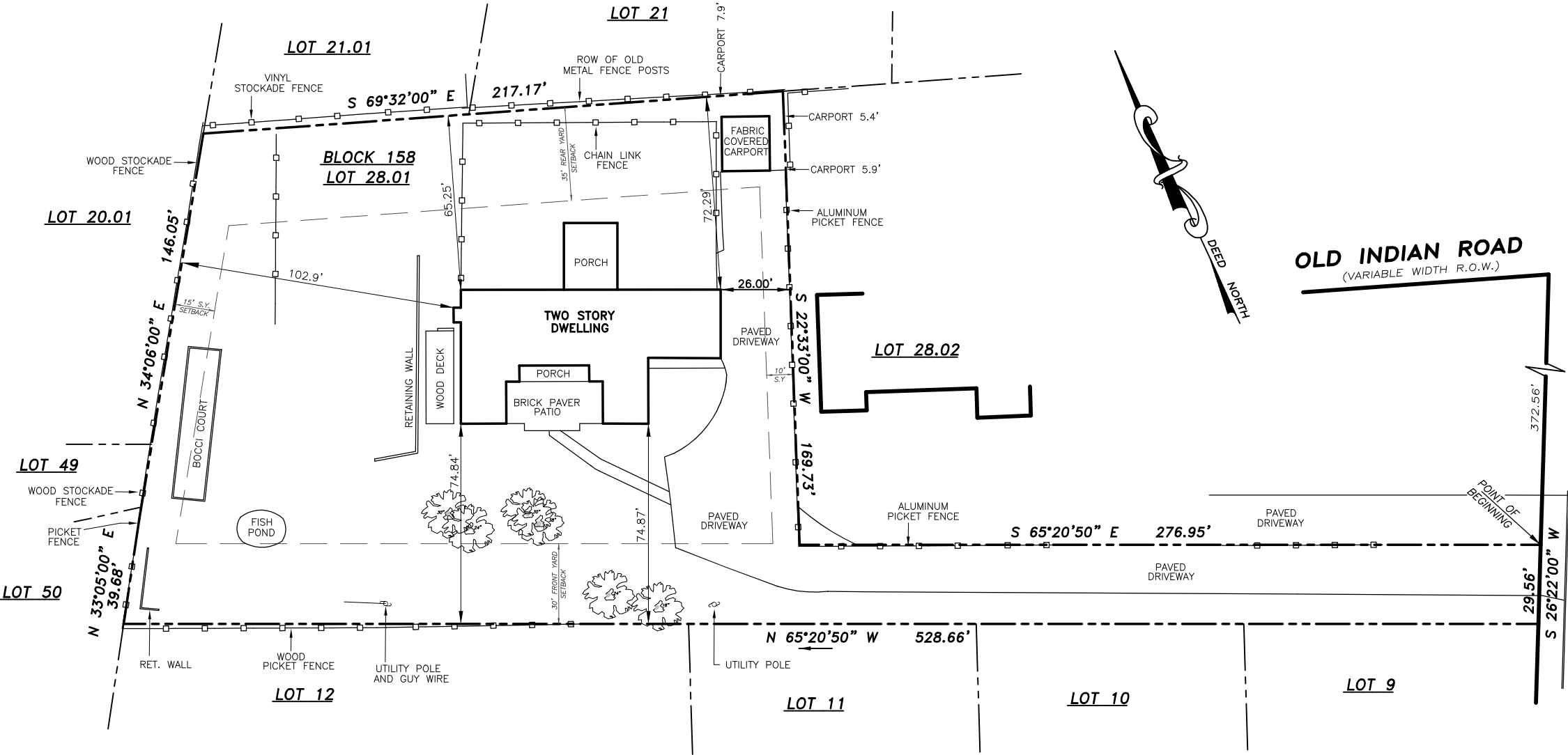
1. PROPERTY KNOWN AS LOT 28.01 IN BLOCK 158 ON THE CURRENT TAX MAP OF THE TOWNSHIP OF WEST ORANGE, SHEET NO. 91.
2. BEING MORE COMMONLY KNOWN AS 75 RIDGEWAY AVENUE, TOWNSHIP OF WEST ORANGE, N.J.
3. BEING THE SAME PREMISES DESCRIBED IN A DEED RECORDED IN THE ESSEX COUNTY CLERK'S OFFICE AS INSTRUMENT #2015075914.
4. PROPERTY CONTAINS 53,084 SF OR 1.2186 ACRES (MORE OR LESS).
5. PROPERTY SITUATED IN ZONE R-4.
(ZONING MAP DATED 11-19-2020) AND THE SCHEDULE OF REQUIREMENTS DATED MAY 2020).
6. PROPERTY SITUATED IN FLOOD ZONE X (AREA OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR ESSEX COUNTY, NEW JERSEY, ON MAP No. 340130094F DATED 6/04/2007.

CERTIFICATIONS:

THE SETTING OF PROPERTY CORNER MARKERS WAS NOT INCLUDED IN THE SCOPE OF SERVICES REQUESTED BY THE CLIENT IN A WRITTEN AGREEMENT PURSUANT TO N.J.A.C. 13:40-5.1 (d) AND P.L. 2003, C.14 (N.J.S.A. 45:8-36.3).

THIS SURVEY IS PREPARED FOR THE BENEFIT OF:

15 Ridgeway LLC, A New Jersey Limited Liability Company;
Westcor Land Title Insurance Company;
Acres Land Title Agency, Inc.;
Champions Funding, LLC;
Frank Materia, Esq.;
A Absolute Escrow Settlement Co., Inc.



PROPERTY SURVEY PREPARED FOR
15 RIDGEWAY AVENUE
LOT 28.01 IN BLOCK 158
Situating In The

TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY



Professional Engineers & Land Surveyors
(Certificate of Authorization No. 24CA27997700)
P.O. BOX 4304, WARREN, N.J. 07059-0304
Tel: 732-469-0400
ENSURPLAN@GMAIL.COM

Nancy J. Scott

NANCY J. SCOTT, P.L.S.
Professional Land Surveyor, N.J. License No. GS35875

09-12-2025

FIELD WORK COMPLETED ON 08-11-2025.

THIS SURVEY HAS BEEN PREPARED FOR TITLE TRANSFER ONLY AND IS LIMITED TO THE SAME. OFFSETS ARE NOT TO BE USED TO CREATE PROPERTY LINES FOR THE CONSTRUCTION OF FENCES OR OTHER STRUCTURES.

THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN ACCURATE TITLE SEARCH MAY DISCLOSE. SUBJECT TO EASEMENTS OF RECORD. INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A SEARCH BY THE SURVEYOR.

UNDERGROUND STRUCTURES OR UTILITIES HAVE NOT BEEN LOCATED.

THE PRESENCE OR ABSENCE OF WETLANDS HAS NOT BEEN DETERMINED.

THIS SURVEY IS NOT VALID WITHOUT A SIGNATURE AND RAISED SEAL.

FIELD WORK COMPLETED ON 08-11-2025.

THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE ABOVE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

Date: 08-21-2025

Drawn By: NJS

Checked By: WSS

Scale: 1"=50'

Map No.: E11156

File No.: 29906