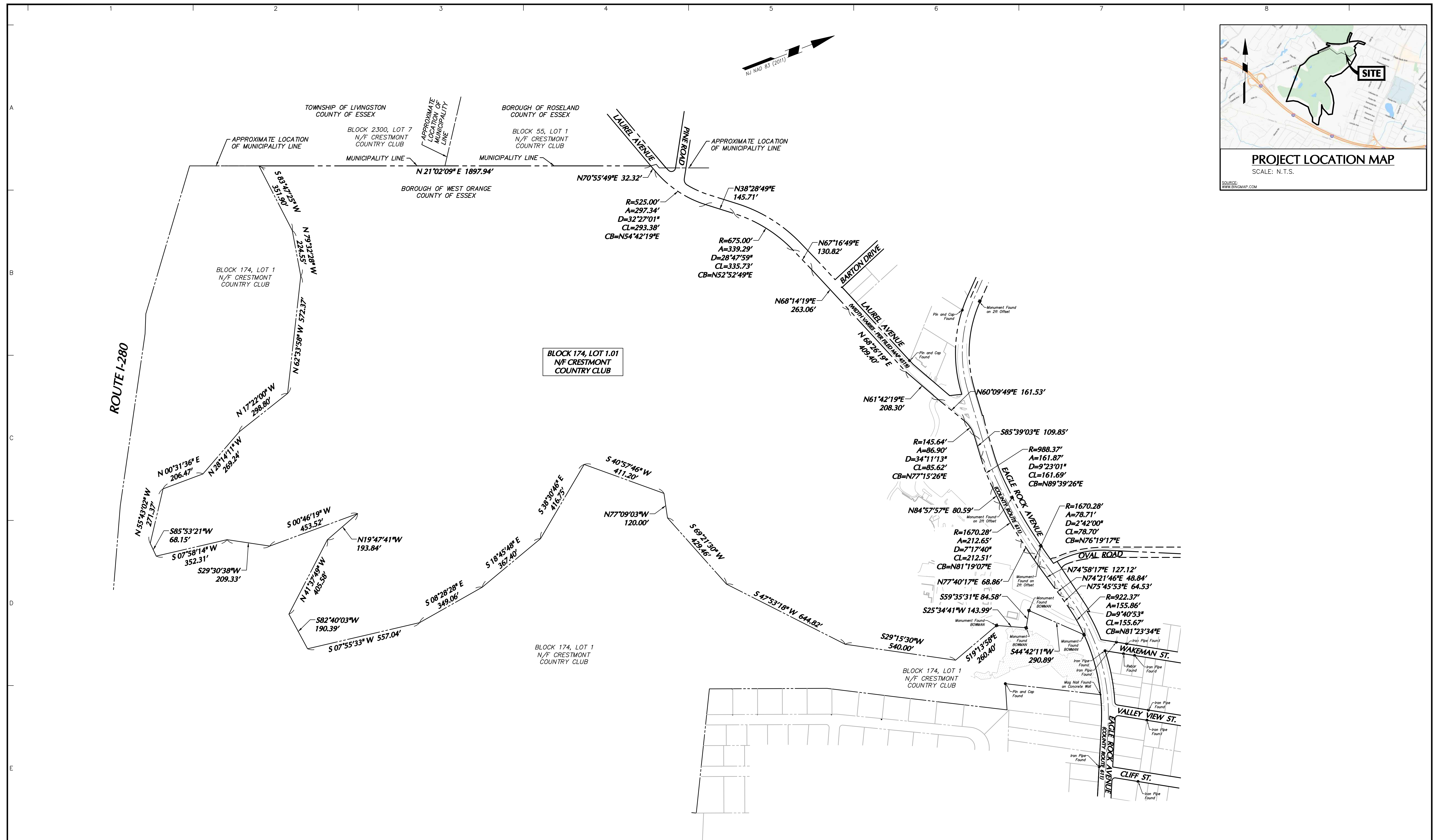




SEE SHEET VT102 FOR NOTES AND MAP REFERENCES

Date	Description	No.
REVISIONS		

"I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with NJAC 13:40-5.1 "Preparation of Land Surveys", and to the best of my professional knowledge, information and belief, and in the presence of two disinterested persons, the above represents the conditions, found on the date of the field survey, to exist on the property."


Matthew Sipple
Date: 02/26/2021
17:56:33-0500

NOTARY PUBLIC STATE OF NEW JERSEY
COMMISSION EXPIRES 02/26/2023

SIGNATURE MATTHEW SIPPLE DATE SIGNED
PROFESSIONAL LAND SURVEYOR
NJ Lic. No. 24GS04332100

LANGAN
Langan Engineering and
Environmental Services, LLC
300 Kimball Drive
Parsippany, NJ 07054

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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project

**CRESTMONT
COUNTRY CLUB**

BLOCK 174, LOT 1.01

TOWNSHIP OF WEST ORANGE

ESSEX COUNTY **NEW JERSEY**

Drawing Title

**RIGHT OF WAY
& PARTIAL SITE
SURVEY**

Project No.	Drawing No.
101049801	VT101
Date	
FEBRUARY 11, 2026	
Drawn By	
HW/UG	Sheet 1 of 6
Checked By	
MCS	

MAP REFERENCES

THIS SURVEY IS BASED UPON PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:

- A. PLAN ENTITLED, "SURVEY OF PROPERTY OF ESSEX FIELDS COUNTY CLUB, BLOCK 177.01, LOTS 22.01 & 25, TOWNSHIP OF WEST ORANGE, BLOCK 5, LOTS 1, 2 & 3, BOROUGH OF ESSEX FIELDS, AND BLOCK 57, LOTS 1 & 2, BOROUGH OF ROSELAND, ESSEX COUNTY, NEW JERSEY" PREPARED BY GC STEWART ASSOCIATES INC., CHARLES P. STEWART, P.L.S. AND DATED 11/14/16.
- B. PLAN ENTITLED, "DISCONTINUANCE MAP FOR PORTIONS OF OLD ROAD FROM COUNTRY TO MUNICIPAL CONTROLL", PREPARED BY THE ENGINEERING DEPARTMENT OF ESSEX COUNTY, FILE NO. 2-4-2 AND DATED JULY 21, 1933.
- C. PLAN ENTITLED, "ALTA/NSPS LAND TITLE SURVEY, PROPERTY KNOWN AS 750 EAGLE ROCK AVENUE, BLOCK 174, LOT 1, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY", PREPARED BY BOWMAN CONSULTING GROUP, LTD., MARTIN F. TIRELLA, P.L.S. DATED OCTOBER 3, 2019 AND LAST REVISED JULY 9, 2020.
- D. PLAN ENTITLED, "CORNER MARKER EXHIBIT, PROPERTY KNOWN AS 750 EAGLE ROCK AVENUE, BLOCK 174, LOT 1, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY", PREPARED BY BOWMAN CONSULTING GROUP, LTD., MARTIN F. TIRELLA, P.L.S. AND DATED AUGUST 4, 2023.
- E. PLAN ENTITLED, "MAP OF SHERWOOD PARK, WEST ORANGE, N.J., FREEMAN & WINSTON, SURVEYORS," FILED IN THE ESSEX COUNTY CLERK'S OFFICE AS FILED MAP NO. 1283, DATED AUGUST 22, 1925 AND LAST REVISED JANUARY 27, 1926.
- F. PLAN ENTITLED, "MAP OF PROPERTY BELONGING TO FREDERICK W. SHRUMP, WEST ORANGE, N.J., FREEMAN & WINSTON, SURVEYORS," FILED IN THE ESSEX COUNTY CLERK'S OFFICE AS FILED MAP NO. 1481, DATED JUNE 20, 1929 AND LAST REVISED JULY 16, 1929.
- G. PLAN ENTITLED, "REVISION OF MAP OF SHERWOOD PARK, WEST ORANGE, N.J.," FILED IN THE ESSEX COUNTY CLERK'S OFFICE AS FILED MAP NO. 1547 AND DATED APRIL 2, 1941.
- H. PLAN ENTITLED, "REVISION NO. ONE OF A PORTION OF EDEMGATE PARK EXTENSION WEST ORANGE - NEW JERSEY," FILED IN THE ESSEX COUNTY CLERK'S OFFICE AS FILED MAP NO. 2246 AND DATED OCTOBER 31, 1956.
- I. PLAN ENTITLED, "MAP OF CRESTVIEW VILL, BOROUGH OF ROSELAND AND TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, N.J." FILED IN THE ESSEX COUNTY CLERK'S OFFICE AS FILED MAP NO. 2434 AND DATED MAY 26, 1959.

- J. PLAN ENTITLED, "REVISION NO. TWO, EDEMGATE PARK EXTENSION, WEST ORANGE, NEW JERSEY," FILED IN THE ESSEX COUNTY CLERK'S OFFICE AS FILED MAP NO. 2562, DATED NOVEMBER 18, 1957 AND LAST REVISED JANUARY 24, 1960.
- K. PLAN ENTITLED, "FINAL PLAT SUBDIVISION, BLOCK 176.12, LOT 16, LANDS IN TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, N.J.," PREPARED BY D'ONOFRIO ASSOCIATES P.A., FREDERICK C. MEDLA, P.L.S., FILED IN THE ESSEX COUNTY CLERK'S OFFICE AS FILED MAP NO. 3760 AND DATED MAY 19, 1989.
- L. PLAN ENTITLED, "FINAL PLAT, ESSEX CREST, LOT 2, DATED 177.02, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY" PREPARED BY GC STEWART ASSOCIATES, INC., FILED IN THE ESSEX COUNTY CLERK'S OFFICE AS FILED MAP NO. 4105 AND DATED DECEMBER 12, 2000.
- M. PLAN ENTITLED, "PROPOSED LAND MERGER/MINOR SUBDIVISION, CRESTMONT COUNTRY CLUB, BLOCK 174, LOT 1, BLOCK 177, LOTS 1 AND 29, TAX MAP SHEET NOS. 48 AND 49.03, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY," PREPARED BY GC ASSOCIATES, INC., CHARLES J. STEWART, P.L.S., FILED IN THE ESSEX COUNTY CLERK'S OFFICE AS FILED MAP NO. 4519, DATED AUGUST 23, 2003 AND LAST REVISED JUNE 6, 2007.
- N. PLAN ENTITLED, "CRESTMONT COUNTRY CLUB, BLOCK 174, LOT 1, WETLAND DELINEATION MAP, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY," PREPARED BY BOSWELL ENGINEERING, FRANK M. KRUPINSKI, P.L.S., DATED AUGUST 2016 AND LAST REVISED MARCH 16, 2017.
- O. MAP ENTITLED, "SURVEY OF LAYOUT, LAUREL AVENUE TO CLIFF STREET, EAGLE ROAD AVENUE, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY," PREPARED BY LAKELAND SURVEYING, JEFFREY S. GRUNN, P.L.S., DATED APRIL 5, 2022 AND LAST REVISED JANUARY 6, 2023.
- P. MAP ENTITLED, "PROPERTY ACQUISITION FOR STRAIGHTENING & WIDENING, EAGLE ROCK AVE, WEST ORANGE-ROSELAND-ESSEX FELDS," PREPARED BY THE ESSEX COUNTY ENGINEERING DEPARTMENT AS MAP NO. 10-J-18 DATED AUGUST 24, 1930.
- Q. PLAN SET SHEETS 1 TO 7 FOR MODULAR HOUSING, CRESTMONT COUNTRY CLUB, LOT 1.01 BLOCK 174, WEST ORANGE TOWNSHIP, ESSEX COUNTY, NEW JERSEY PREPARED BY VAN CEE ENGINEERING ASSOCIATES, LLC, DATED APRIL 9, 2024, LAST REVISED DECEMBER 9, 2024.

NOTES:

1. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD 83 (2011) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.
2. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.

SITE BENCHMARKS:

BENCHMARK-A	BENCHMARK-B
N=721043.9022	N=720898.8225
E=556100.9825	E=555120.6560
ELEV=534.31	ELEV=533.71
MAG NAIL SET	MAG NAIL SET
3. STREET NAMES, RIGHT OF WAY WIDTHS, BLOCK AND LOT NUMBERS ARE SHOWN IN ACCORDANCE WITH THE TOWNSHIP OF WEST ORANGE TAX MAP NOS. 121-126, 128 AND 129.
4. PLANIMETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. DURING FEBRUARY AND MARCH 2024.
5. DISTANCES SHOWN ARE GROUND DISTANCES IN US SURVEY FEET. TO CONVERT GROUND DISTANCES TO GRID DISTANCES, MULTIPLY BY THE COMBINED SCALE FACTOR. THE COMBINED SCALE FACTOR FOR THIS SITE IS 0.999883913 WITH A SITE CENTROID OF N: 723034.14, E: 553590.39.
6. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND SHOULD NOT BE USED IN CONSTRUCTION OF ANY TYPE. LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. RECOMMENDS THE PLACEMENT OF SURVEY MARKERS.
7. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
8. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC).

CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.

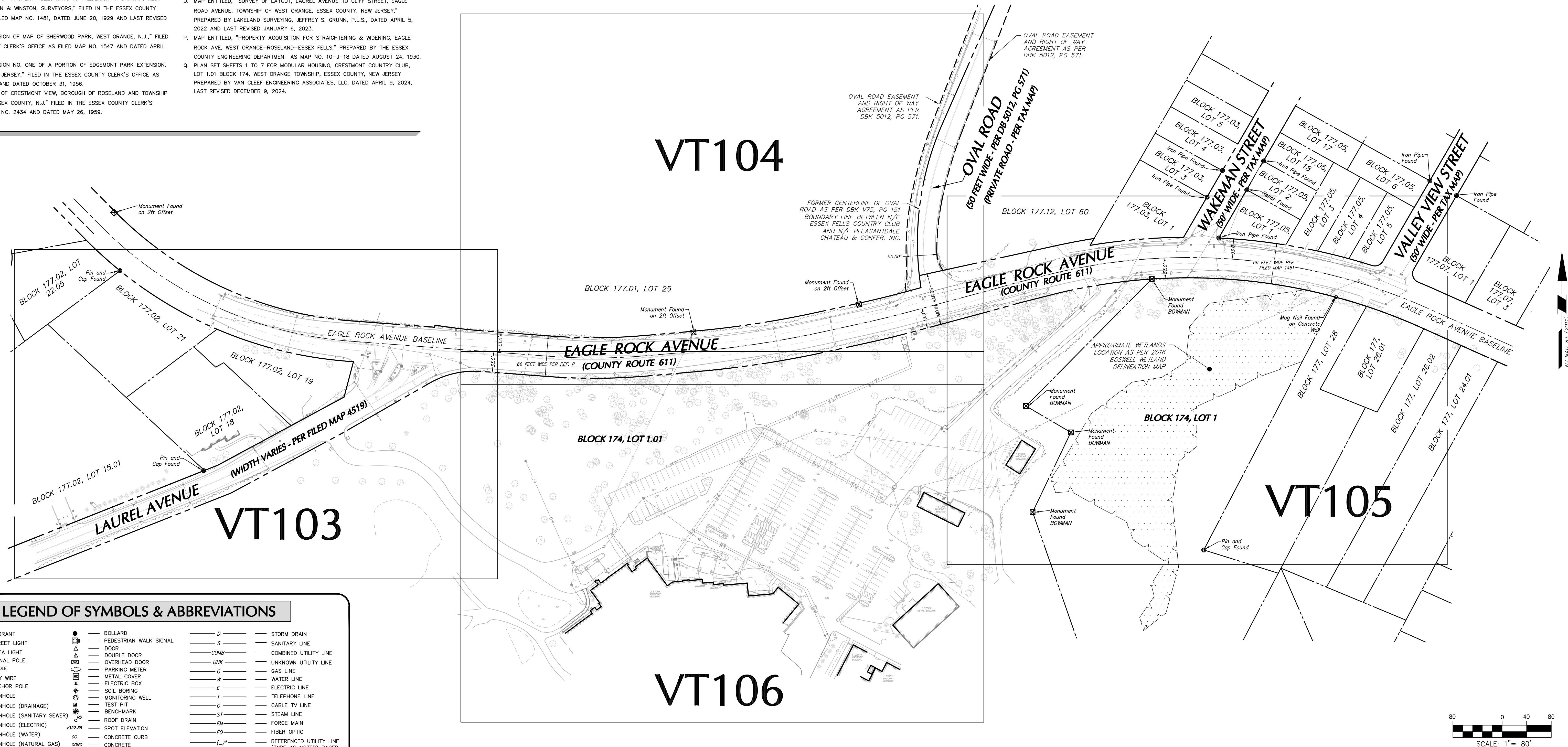
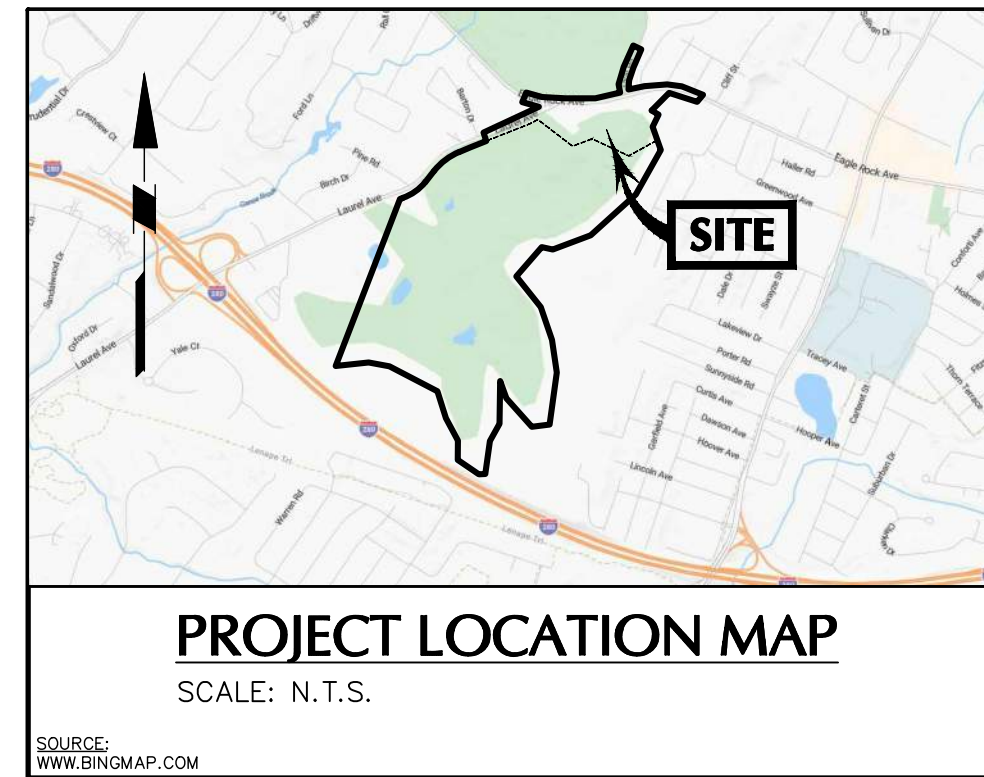
ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC...) DATA MAY BE SHOWN FROM FIELD
LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM
EXISTING DRAWINGS.

UNLESS SPECIFICALLY NOTED HEREON THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.

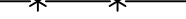
PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS

UNLESS NOTED BELOW SUPPLEMENTAL DOCUMENTS WERE NOT USED TO COMPILE THE
SUBSURFACE UTILITY INFORMATION SHOWN HEREON

9. A WRITTEN WAIVER 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)
10. THIS PLAN NOT VALID UNLESS EMBOSSED WITH THE IMPRESSION SEAL OR ENCRYPTED WITH THE DIGITAL SIGNATURE AND SEAL OF THE PROFESSIONAL.



LEGEND OF SYMBOLS & ABBREVIATIONS

- | | | | | | | | | |
|---|---|---------------------------|---|---|---------------------------|---|---|--|
|  | — | HYDRANT |  | — | BOLLARD | <i>D</i> | — | STORM DRAIN |
|  | — | STREET LIGHT |  | — | PEDESTRIAN WALK SIGNAL | <i>S</i> | — | SANITARY LINE |
|  | — | AREA LIGHT |  | — | DOOR | <i>COMB</i> | — | COMBINED UTILITY LINE |
|  | — | SIGNAL POLE |  | — | DOUBLE DOOR | <i>UNK</i> | — | UNKNOWN UTILITY LINE |
|  | — | POLE |  | — | OVERHEAD DOOR | <i>G</i> | — | GAS LINE |
|  | — | GUY WIRE |  | — | METAL COVER | <i>W</i> | — | WATER LINE |
|  | — | ANCHOR POLE |  | — | ELECTRIC BOX | <i>E</i> | — | ELECTRIC LINE |
|  | — | MANHOLE |  | — | SOIL BORING | <i>T</i> | — | TELEPHONE LINE |
|  | — | MANHOLE (DRAINAGE) |  | — | MONITORING WELL | <i>C</i> | — | CABLE TV LINE |
|  | — | MANHOLE (SANITARY SEWER) |  | — | TEST PIT | <i>ST</i> | — | STEAM LINE |
|  | — | MANHOLE (ELECTRIC) |  | — | BENCHMARK | <i>FM</i> | — | FORCE MAIN |
|  | — | MANHOLE (WATER) |  | — | ROOF DRAIN | <i>FO</i> | — | FIBER OPTIC |
|  | — | MANHOLE (NATURAL GAS) |  | — | SPOT ELEVATION | <i>(...)</i> | — | REFERENCE UTILITY LINE
(TYPE AS NOTED) BASED
ON RECORD MAPPING |
|  | — | MANHOLE (TELEPHONE) | <i>CC</i> | — | CONCRETE CURB | <i>CONC</i> | — | CONCRETE |
|  | — | MANHOLE (FORCE MAIN) | <i>DP</i> | — | DETECTABLE PAD | <i>DROP</i> | — | DROP CURB |
|  | — | MANHOLE (STEAM) | <i>BWS</i> | — | BROKEN WHITE STRIPE |  | — | OVERHEAD WIRE |
|  | — | MANHOLE (UNKNOWN UTILITY) | <i>DYS</i> | — | DIG SINGLE YELLOW STRIPE |  | — | GUIDE RAIL(TYPE AS NOTED) |
|  | — | WATER VALVE | <i>DWS</i> | — | DOUBLE YELLOW STRIPE |  | — | CHAIN LINK FENCE |
|  | — | GAS VALVE | <i>SWS</i> | — | SINGLE WHITE STRIPE |  | — | WOOD/STOCKADE FENCE |
|  | — | SHRUB | <i>RCP</i> | — | REINFORCED CONCRETE PIPE |  | — | WIRE FENCE |
|  | — | CATCH BASIN | <i>DCP</i> | — | DUCTILE IRON PIPE |  | — | IRON FENCE |
|  | — | CLEAN OUT | <i>CRP</i> | — | CORRUGATED METAL PIPE |  | — | FREE LINE |
|  | — | TREE | <i>NVP</i> | — | NO VISIBLE PIPE |  | — | SEWAGE LINE |
| | — | SIGN | <i>ESA</i> | — | EDGE OF PAVEMENT |  | — | PROPERTY LINE |
| | — | | <i>(S)</i> | — | SURVEY BEARING & DISTANCE |  | — | RIGHT-OF-WAY LINE |
| | — | | <i>(D)</i> | — | DEED BEARING & DISTANCE |  | — | CONTOUR LINE |

Date	Description	No.
REVISIONS		

"I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with NJAC 13-40-5.1 "Preparation of Land Surveys", and to the best of my professional knowledge, information and belief, and in my professional opinion, accurately represents the conditions found on the date of the field survey of the subject property."

Matthew Sipple
 Matthew Sipple
 State of New Jersey
 Professional Engineer
 License No. 246504
 Date: 2026.02.11
 17:56:19-0500"

SIGNATURE MATTHEW SIPPLE DATE SIGN

PROFESSIONAL LAND SURVEYOR
 NJ Lic. No. 246504 332100

LANGAN
Langan Engineering and
Environmental Services, LLC
300 Kimball Drive
Parsippany, NJ 07054

T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ CERTIFICATE OF AUTHORIZATION No. 24642396400

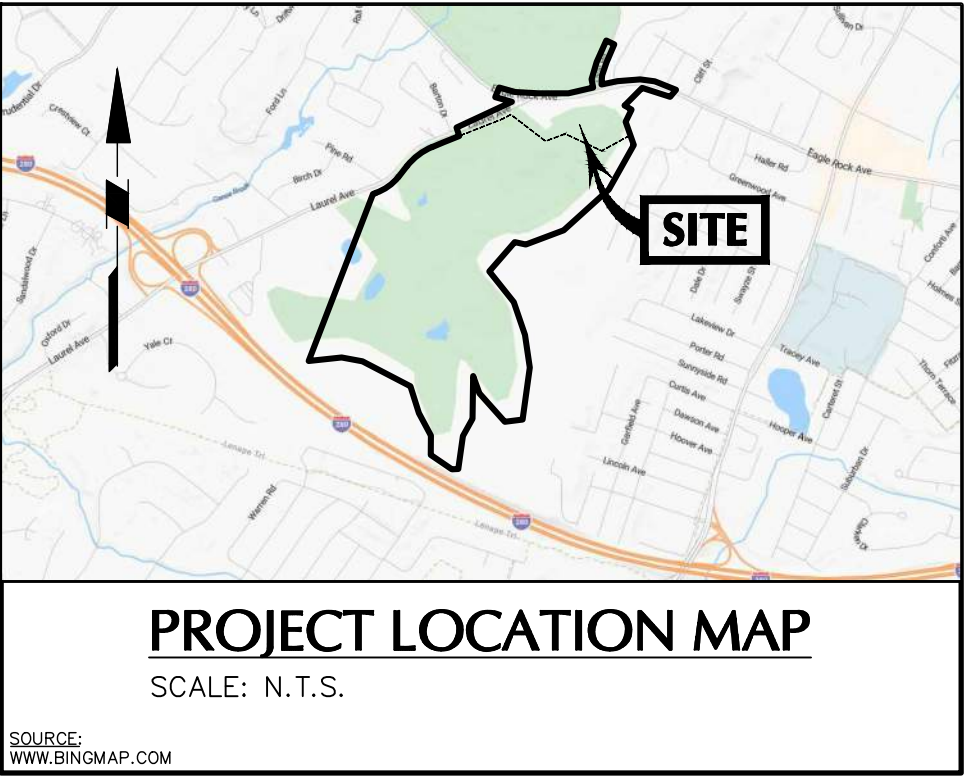
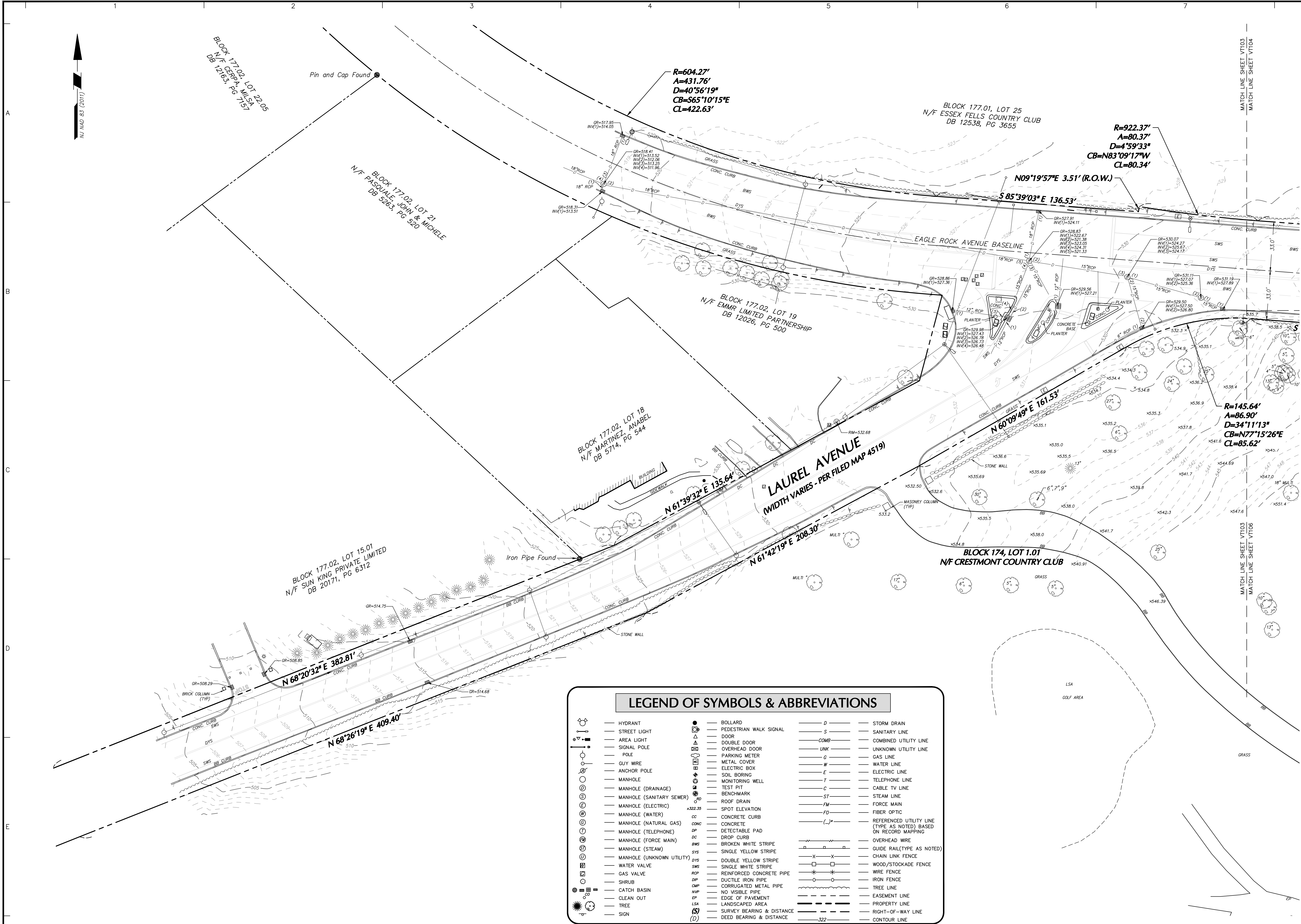
Project

CRESTMONT
COUNTRY CLUB

BLOCK 174, LOT 1.01
TOWNSHIP OF WEST ORANGE

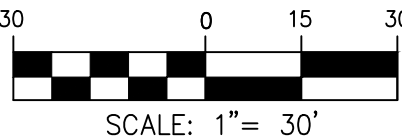
ESSEX COUNTY NEW JERSEY

Drawing Title RIGHT OF WAY & PARTIAL SITE SURVEY	Project No.	Drawing No.
	101049801	VT102
	Date	
	FEBRUARY 11, 2026	
	Drawn By	
HW/UG	Sheet 2 of 6	
Checked By		
MCS		



LEGEND OF SYMBOLS & ABBREVIATIONS			
	HYDRANT		BOLLARD
	STREET LIGHT		PEDESTRIAN WALK SIGNAL
	AREA LIGHT		DOOR
	SIGNAL POLE		DOUBLE DOOR
	POLE		OVERHEAD DOOR
	GUY WIRE		PARKING METER
	ANCHOR POLE		METAL COVER
	MANHOLE		ELECTRIC BOX
	MANHOLE (DRAINAGE)		SOIL BORING
	MANHOLE (SANITARY SEWER)		MONITORING WELL
	MANHOLE (ELECTRIC)		TEST PIT
	MANHOLE (WATER)		BENCHMARK
	MANHOLE (NATURAL GAS)		ROOF DRAIN
	MANHOLE (TELEPHONE)		SPOT ELEVATION
	MANHOLE (FORCE MAIN)		CONCRETE CURB
	MANHOLE (STEAM)		CONCRETE
	MANHOLE (UNKNOWN UTILITY)		DETECTABLE PAD
	WATER VALVE		DROP CURB
	GAS VALVE		BROKEN WHITE STRIPE
	SHRUB		SINGLE YELLOW STRIPE
	CATCH BASIN		DOUBLE YELLOW STRIPE
	CLEAN OUT		SINGLE WHITE STRIPE
	TREE		REINFORCED CONCRETE PIPE
	SIGN		DUCTILE IRON PIPE
	BOLLARD		CORRUGATED METAL PIPE
	PEDESTRIAN WALK SIGNAL		NO VISIBLE PIPE
	DOOR		EDGE OF PAVEMENT
	DOUBLE DOOR		LANDSCAPED AREA
	OVERHEAD DOOR		SURVEY BEARING & DISTANCE
	PARKING METER		DEED BEARING & DISTANCE
	METAL COVER		STORM DRAIN
	ELECTRIC BOX		SANITARY LINE
	SOIL BORING		COMBINED UTILITY LINE
	MONITORING WELL		UNKNOWN UTILITY LINE
	TEST PIT		GAS LINE
	BENCHMARK		WATER LINE
	ROOF DRAIN		ELECTRIC LINE
	SPOT ELEVATION		TELEPHONE LINE
	CONCRETE CURB		CABLE TV LINE
	CONCRETE		STEAM LINE
	DETECTABLE PAD		FORCE MAIN
	DROP CURB		FIBER OPTIC
	BROKEN WHITE STRIPE		REFERENCED UTILITY LINE (TYPE AS NOTED) BASED ON RECORD MAPPING
	SINGLE YELLOW STRIPE		OVERHEAD WIRE
	DOUBLE YELLOW STRIPE		GUIDE RAIL (TYPE AS NOTED)
	SINGLE WHITE STRIPE		CHAIN LINK FENCE
	REINFORCED CONCRETE PIPE		WOOD/STOCKADE FENCE
	DUCTILE IRON PIPE		WIRE FENCE
	CORRUGATED METAL PIPE		IRON FENCE
	NO VISIBLE PIPE		TREE LINE
	EDGE OF PAVEMENT		EASEMENT LINE
	LANDSCAPED AREA		PROPERTY LINE
	SURVEY BEARING & DISTANCE		RIGHT-OF-WAY LINE
	DEED BEARING & DISTANCE		CONTOUR LINE

SEE SHEET VT102 FOR NOTES AND MAP REFERENCES



Date	Description	No.
REVISIONS		

I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with NJAC 13:40-5.1 "Preparation of Land Surveys", and to the best of my professional knowledge, information and belief, and in my professional opinion, accurately represents the conditions found on the date of the field survey.

Matthew Sipple
PROFESSIONAL LAND SURVEYOR
NJ Lic. No. 24GS04332100

SIGNATURE DATE SIGNED

LANGAN
Langan Engineering and Environmental Services, LLC
300 Kimball Drive
Parsippany, NJ 07054

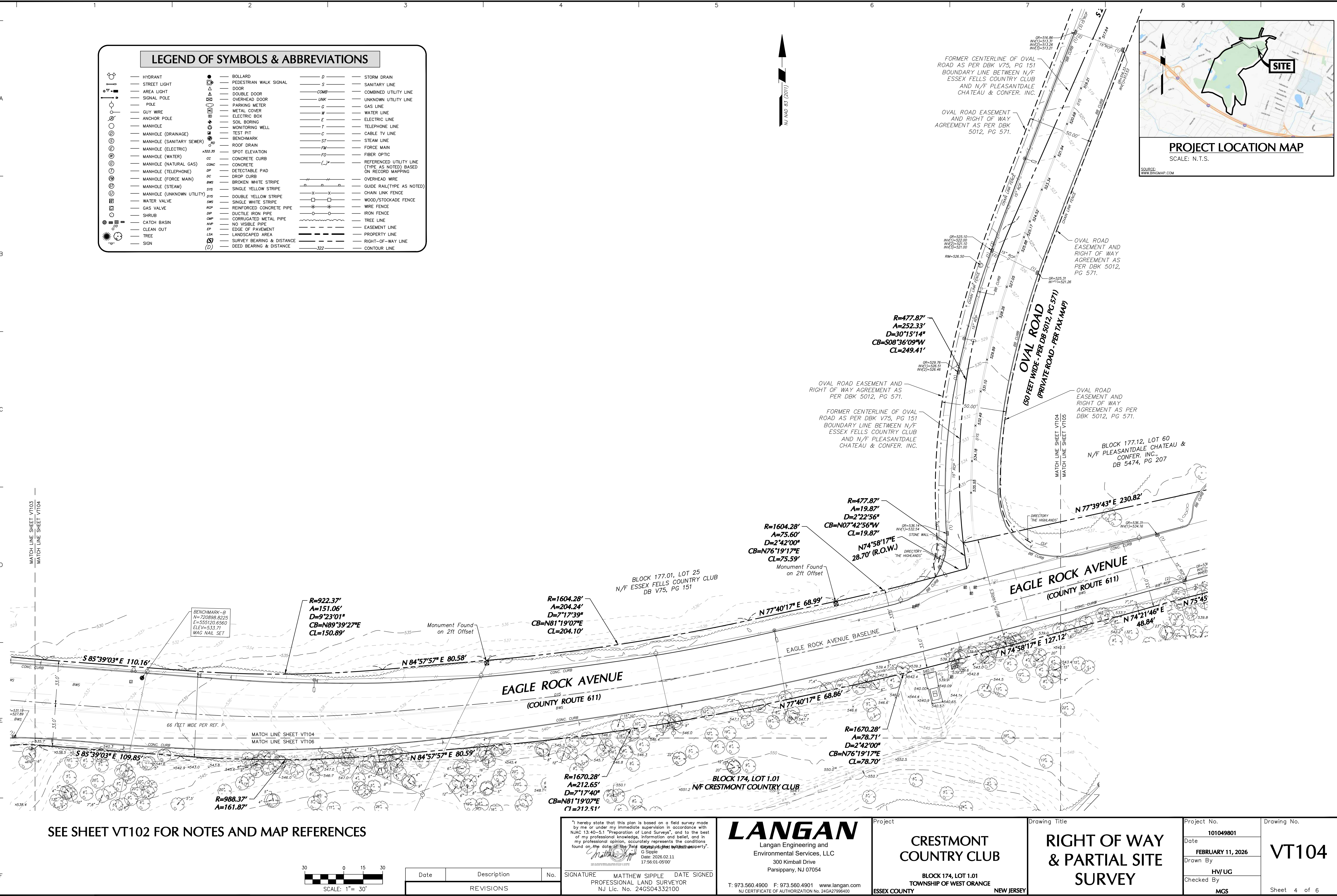
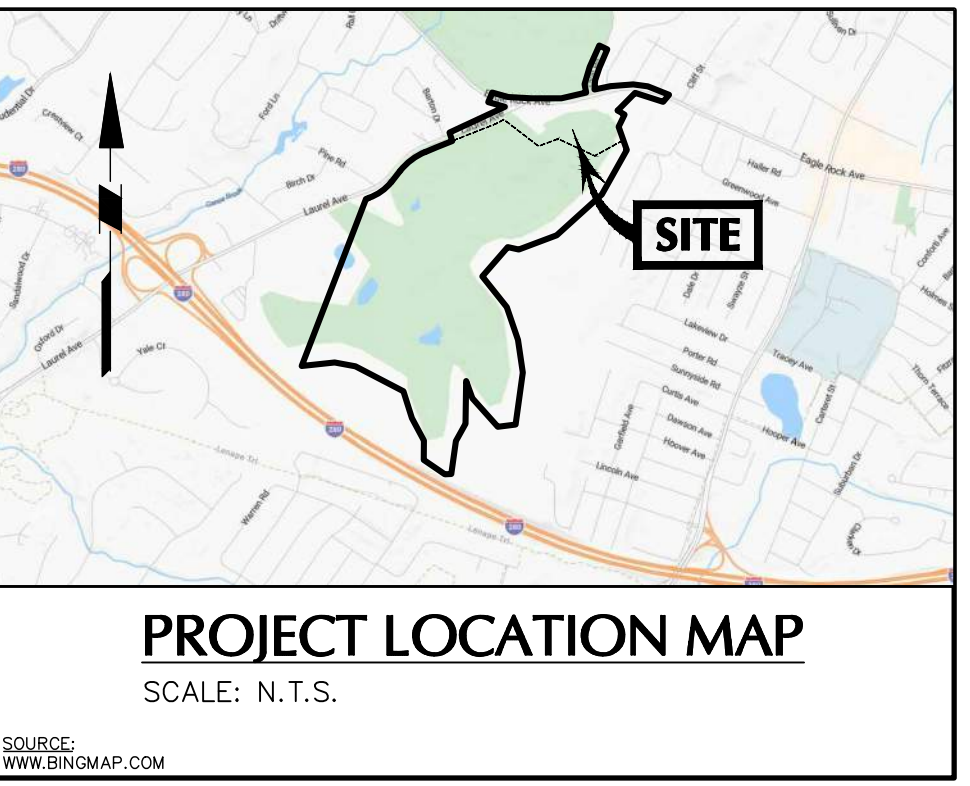
T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
CRESTMONT COUNTRY CLUB
BLOCK 174, LOT 1.01
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY NEW JERSEY

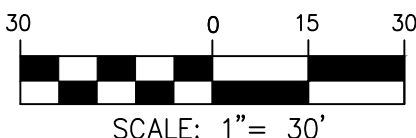
Drawing Title
RIGHT OF WAY & PARTIAL SITE SURVEY

Project No. 101049801	Drawing No. VT103
Date FEBRUARY 11, 2026	Sheet 3 of 6
Drawn By HV/UG	
Checked By MCS	

LEGEND OF SYMBOLS & ABBREVIATIONS			
	HYDRANT		BOLLARD
	STREET LIGHT		PEDESTRIAN WALK SIGNAL
	AREA LIGHT		DOOR
	SIGNAL POLE		DOUBLE DOOR
	POLE		OVERHEAD DOOR
	GUY WIRE		PARKING METER
	ANCHOR POLE		METAL COVER
	MANHOLE		ELECTRIC BOX
	MANHOLE (DRAINAGE)		SOIL BORING
	MANHOLE (SANITARY SEWER)		MONITORING WELL
	MANHOLE (ELECTRIC)		TEST PIT
	MANHOLE (WATER)		BENCHMARK
	MANHOLE (NATURAL GAS)		ROOF DRAIN
	MANHOLE (TELEPHONE)		SPOT ELEVATION
	MANHOLE (FORCE MAIN)		CONCRETE CURB
	MANHOLE (STEAM)		CONCRETE PAD
	MANHOLE (UNKNOWN UTILITY)		DETECTABLE PAD
	WATER VALVE		DROP CURB
	GAS VALVE		BROKEN WHITE STRIPE
	SHRUB		SINGLE YELLOW STRIPE
	CATCH BASIN		DOUBLE YELLOW STRIPE
	CLEAN OUT		SINGLE WHITE STRIPE
	TREE		REINFORCED CONCRETE PIPE
	SIGN		DUCTILE IRON PIPE
	SIGN		CORRUGATED METAL PIPE
	SIGN		NO VISIBLE PIPE
	SIGN		EDGE OF PAVEMENT
	SIGN		LANDSCAPED AREA
	SIGN		SURVEY BEARING & DISTANCE
	SIGN		DEED BEARING & DISTANCE
	SIGN		STORM DRAIN
	SIGN		SANITARY LINE
	SIGN		COMBINED UTILITY LINE
	SIGN		UNKNOWN UTILITY LINE
	SIGN		GAS LINE
	SIGN		WATER LINE
	SIGN		ELECTRIC LINE
	SIGN		TELEPHONE LINE
	SIGN		CABLE TV LINE
	SIGN		STEAM LINE
	SIGN		FORCE MAIN
	SIGN		FIBER OPTIC
	SIGN		REFERENCED UTILITY LINE (TYPE AS NOTED) BASED ON RECORD MAPPING
	SIGN		OVERHEAD WIRE
	SIGN		GUIDE RAIL (TYPE AS NOTED)
	SIGN		CHAIN LINK FENCE
	SIGN		WOOD/STOCKADE FENCE
	SIGN		WIRE FENCE
	SIGN		IRON FENCE
	SIGN		TREE LINE
	SIGN		EASEMENT LINE
	SIGN		PROPERTY LINE
	SIGN		RIGHT-OF-WAY LINE
	SIGN		CONTOUR LINE



SEE SHEET VT102 FOR NOTES AND MAP REFERENCES



Date	Description	No.
REVISIONS		

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300 Kimball Drive
Parsippany, NJ 07054

T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ CERTIFICATE OF AUTHORIZATION NO. 24G247996400

SIGNATURE: MATTHEW SIPPLE DATE SIGNED: 2/11/2026
PROFESSIONAL LAND SURVEYOR
NJ Lic. No. 24GS04332100

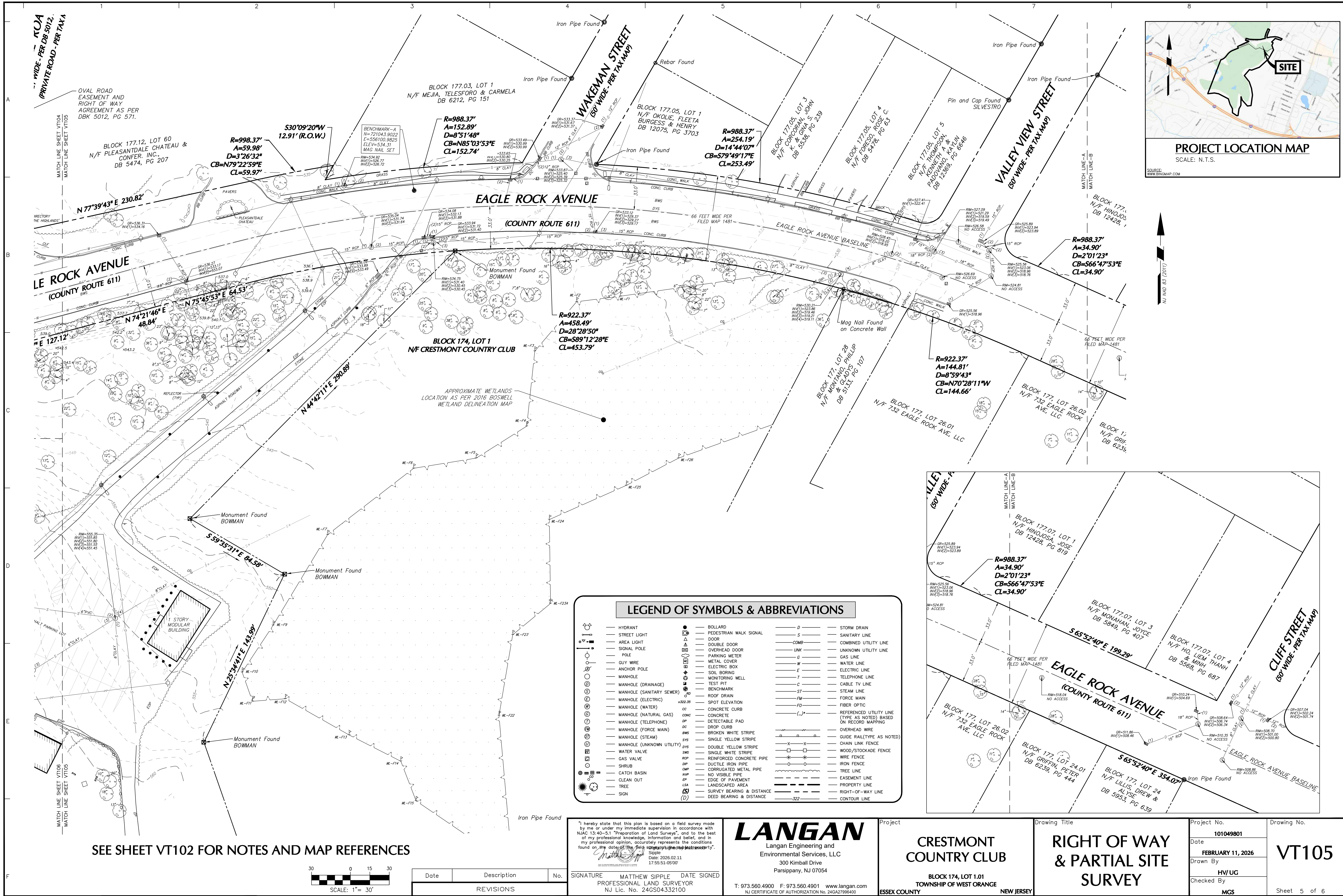
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Parsippany, NJ 07054

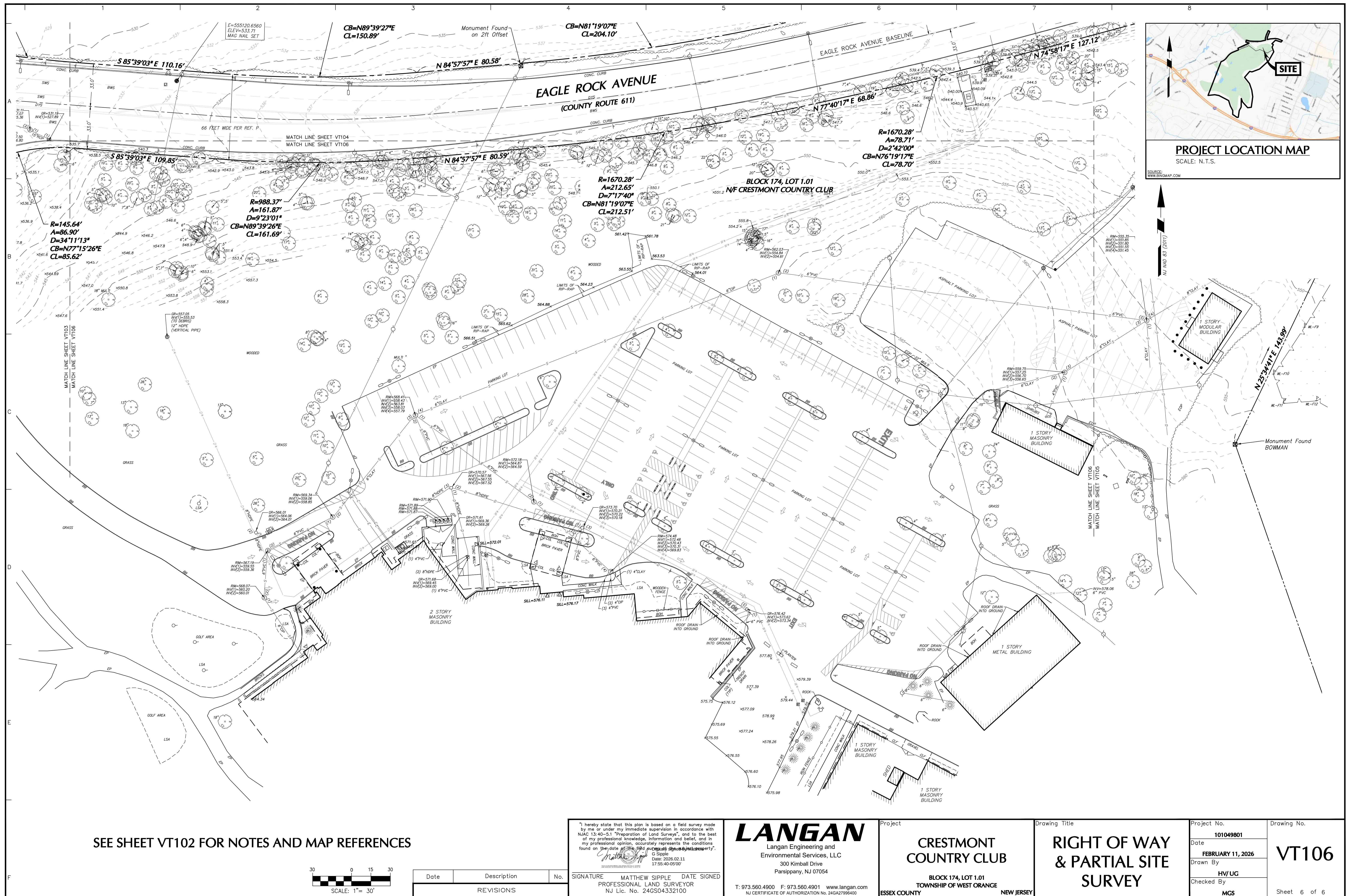
T: 973.560.4900 F: 973.560.4901 www.langan.com
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Project
CRESTMONT COUNTRY CLUB
BLOCK 174, LOT 1.01
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY

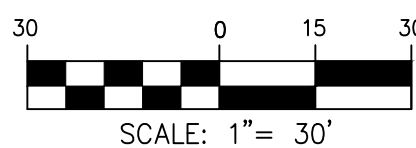
Drawing Title
RIGHT OF WAY & PARTIAL SITE SURVEY

Project No. 101049801	Drawing No. VT104
Date FEBRUARY 11, 2026	Sheet 4 of 6
Drawn By HV/UG	
Checked By MCS	





SEE SHEET VT102 FOR NOTES AND MAP REFERENCES



Date	Description	No.
REVISIONS		

"I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with N.J.A.C. 13:40-5.1 "Preparation of Land Surveys", and to the best of my professional knowledge, information and belief, and in my professional opinion, accurately represents the conditions found on the date of the field survey of the above property."

Matthew Sipple

G Sipple
 Date: 2026.02.11
 17:55:40-05'00'

NOT A PUBLIC OFFICIAL
 STATE OF NEW JERSEY
 DEPARTMENT OF TREASURY
 TAXATION DIVISION

SIGNATURE MATTHEW SIPPLE DATE SIGNED

PROFESSIONAL LAND SURVEYOR
 N.J. Lic. No. 24GS04332100

LANGAN
Langan Engineering and
Environmental Services, LLC
300 Kimball Drive
Parsippany, NJ 07054

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NJ CERTIFICATE OF A/E/TO/REGISTRATION NO. 2462427996400

Project

**CRESTMONT
COUNTRY CLUB**

BLOCK 174, LOT 1.01

TOWNSHIP OF WEST ORANGE

ESSEX COUNTY NEW JERSEY

Drawing Title RIGHT OF WAY & PARTIAL SITE SURVEY	Project No.	Drawing No.
	101049801	VT106
	Date	
	FEBRUARY 11, 2026	
	Drawn By	
	HV/UG	
	Checked By	
	MCS	Sheet 6 of 6