

1. THIS SURVEY AND THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED DURING JUNE 2, 2021, BASED ON AVAILABLE MAPS AND DATA OF RECORD AND/OR ANY PHYSICAL EVIDENCE. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND AGREEMENTS OF RECORD THAT A TITLE SEARCH MAY DISCLOSE.
2. THIS SURVEY IS VALID ONLY WHEN A DIGITAL OR EMBOSSED SEAL IS AFFIXED HERETO.
3. THE CERTIFICATION SHOWN HEREON IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ANY SUBSURFACE UTILITIES SHOWN HAVE BEEN LOCATED FROM MARKERS OBSERVED ON SITE DURING THE FIELD SURVEY, AND SURFACE FEATURES SUCH AS VALVES, MANHOLES AND GRATES, STORM DRAINAGE AND/OR SANITARY INVERTS ARE DEPICTED BY THE SURVEYOR ON THIS MAP IN THE FIELD. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE LOCATION OF THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION USED. THE SURVEY HAS NOT PHYSICALLY LOCATED THE UTILITIES BEHIND EXISTING CURBS OR DRIVEWAYS. THE UTILITY LOCATIONS SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATION.
5. BEARINGS ARE REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), ESTABLISHED VIA RTK GPS OBSERVATIONS.
6. BENCHMARK = MAG NAL = 237.44 (NAVD88).
BENCHMARK = MAG NAL = 230.64 (NAVD88).
7. BASEMENT OR BELOW GRADE STRUCTURES (IF ANY) UNKNOWN.
8. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE UNDERLYING PURSUANT TO P.L. 2003, C-14 (C45R-36-3) AND N.J.A.C. 13:40-51.(D)

1. DEED BETWEEN RUSSELL J. OOMS AND DEBORAH L. MENDEL, (GRANTOR) AND M. VEGA INVESTMENTS LLC, (GRANTEE), DATED 1/31/2020 AND FILED IN THE ESSEX COUNTY CLERKS OFFICE AS DEED BOOK 20200 (PAGE 28277)
2. DEED BETWEEN WILLIAM R. CARDELL, (GRANTOR) AND DIDIT AGAIN, LLC, (GRANTEE), DATED 7/11/2007 AND FILED IN THE ESSEX COUNTY CLERKS OFFICE AS DEED BOOK 12079 (PAGE 2428)
3. DEED BETWEEN FERNANDINA LEPORE (GRANTOR) AND CHESTNUT ASSETS, LLC, (GRANTEE), DATED 10/16/2014 AND FILED IN THE ESSEX COUNTY CLERKS OFFICE AS DEED BOOK 12520 (PAGE 9157)
4. TAX MAPS OF THE TOWN OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY, SHEET 58 DATED 10/14/14.

TOTAL LAND AREA
10,000 SQUARE FEET OR 0.229 ACRE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (UNSHADED) (AREA OF MINIMAL FLOOD HAZARD) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 340197, MAP NUMBER 34013C0111 IF WHICH BEARS AN EFFECTIVE DATE OF JUNE 4, 2007

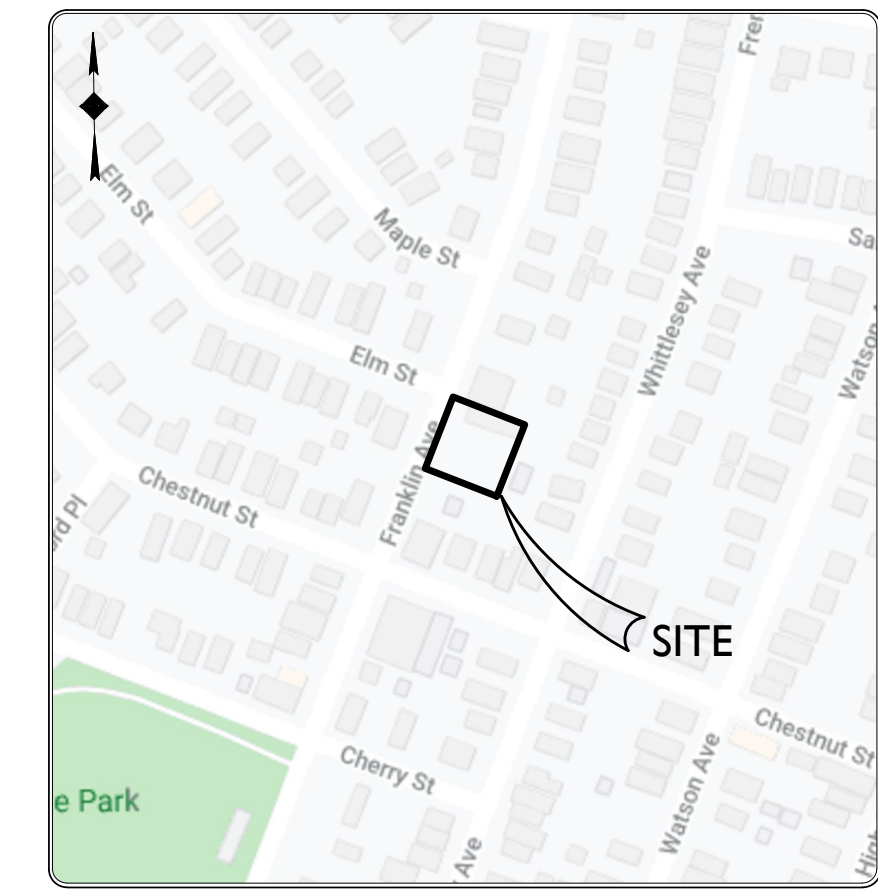
ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE CITY OF WEST ORANGE, COUNTY OF ESSEX, STATE OF NEW JERSEY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF FRANKLIN AVENUE (60 FEET WIDE), SAID POINT BEING DISTANT 125.00 FEET NORTHERLY FROM THE INTERSECTION OF SAID EASTERLY LINE OF FRANKLIN AVENUE, AND THE NORTHERLY LINE OF CHESTNUT STREET (50 FEET WIDE), SAID POINT HAVING COORDINATES N: 713608.072 E: 567547.407 IN THE NEW JERSEY STATE PLANE COORDINATE SYSTEM, THENCE

1. ALONG SAID EASTERLY LINE OF FRANKLIN AVENUE, NORTH 21 DEGREES 18 MINUTES 27 SECONDS EAST, 100.00 FEET TO AN IRON PIN FOUND; THENCE
2. ALONG THE DIVIDING LINE OF LOT 75.03 AND LOT 75, BLOCK 134.02, SOUTH 68 DEGREES 41 MINUTES 33 SECONDS EAST, 100.00 FEET TO A POINT; THENCE
3. ALONG THE DIVIDING LINE OF LOTS 75.03, 79 & 81, AND LOTS 95, 93, 91, BLOCK 134.02, SOUTH 14 DEGREES 18 MINUTES 27 SECONDS WEST, 100.00 FEET TO A POINT; THENCE
4. ALONG THE DIVIDING LINES OF LOT 81 AND LOT 82, BLOCK 134.02, NORTH 68 DEGREES 44 MINUTES 43 SECONDS WEST, 100.00 FEET TO THE POINT AND PLACE OF BEGINNING.

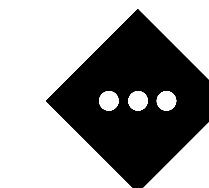
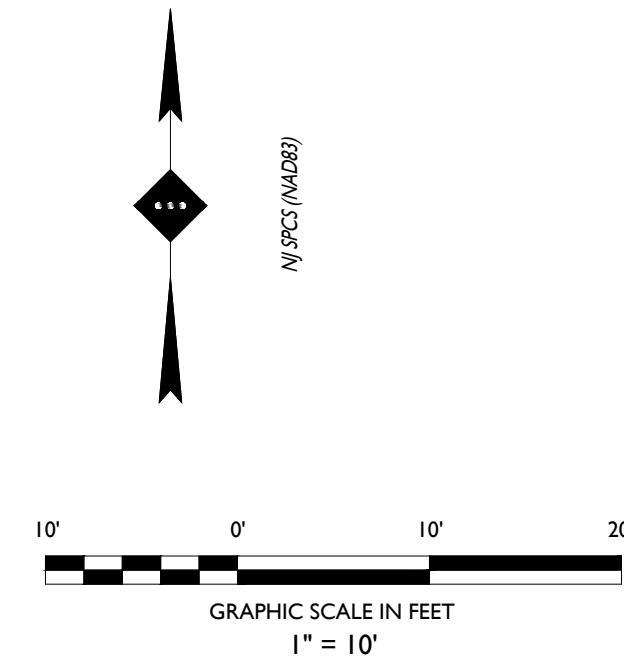
TOTAL AREA = 10,000 SQUARE FEET OR 0.229 ACRE OF LAND MORE OR LESS.

- BUILDING
- CONCRETE SIDEWALK / MAT
- ASPHALT / CONCRETE CURB
- DEPRESSED CURB
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CHAIN LINK FENCE
- BOARD-ON-BOARD FENCE
- POLE
- SIGNS
- GAS VALVE
- DRAIN
- INLET
- MAN HOLE
- EDGE OF PAVEMENT
- OVERHEAD WIRE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- UNDERGROUND ELEC LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- GRADE SPOT SHOT
- TOP OF CURB SHOT
- BOTTOM OF CURB SHOT
- TOP OF WALL SHOT
- BOTTOM OF WALL SHOT
- ELECT METER
- IRON PIN
- BENCH MARK
- DETECTABLE WARNING STRIP



SOURCE: GOOGLE MAPS

VICINITY MAP
NOT TO SCALE



STONEFIELD
engineering & design

Rutherford, NJ • New York, NY
Princeton, NJ • Tampa, FL • Detroit, MI
www.stonefieldeng.com

Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

BOUNDARY & TOPOGRAPHIC SURVEY

MAP OF SURVEY OF:

**BLOCK 134.02, LOTS 75.03, 79 & 81
66 FRANKLIN AVENUE
CITY OF WEST ORANGE
COUNTY OF ESSEX, NEW JERSEY**

I	6/28/2021	MB	6/02/2021	GY	FOR ISSUE
ISSUE	DATE	BY	FIELD DATE	FIELD CREW	DESCRIPTION

SUBJECT TO RESTRICTIONS, EASEMENTS OF RECORD AND OTHER FACTS WHICH A CURRENT TITLE SEARCH MIGHT DISCLOSE.

Thomas F Miller Digitally signed by
Thomas F Miller
Date: 2024.10.14
10:54:08 -04'00'

THOMAS F. MILLER
NEW JERSEY LAND SURVEYOR No. 24GS03626400
LICENSED PROFESSIONAL LAND SURVEYOR
NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 24GA28184500

SCALE: 1"=10' PROJECT ID: RUT-210050 SHEET: 1 OF 1



Know what's **below**
Call before you dig.