

SURVEY NOTES

- THIS SURVEY AND THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED DURING JUNE OF 2021, AND SUPPLEMENTED DURING MARCH OF 2024, BASED ON AVAILABLE MAPS AND DEEDS OF RECORD, AND PHYSICAL EVIDENCE. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAYS AND AGREEMENTS OF RECORD THAT A TITLE SEARCH MAY DISCLOSE.
- THIS SURVEY IS VALID ONLY WHEN A DIGITAL OR EMBOSSED SEAL IS AFFIXED HERETO.
- THE CERTIFICATION SHOWN HEREON IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ANY SUBSURFACE UTILITIES SHOWN HAVE BEEN LOCATED FROM MARKOUTS OBSERVED ON SITE DURING THE FIELD SURVEY, AND SURFACE FEATURES SUCH AS VALVES, MANHOLES AND GRATES, STORM DRAINAGE AND/OR SANITARY INVERTS ARE DEPICTED BASED ON OBSERVATIONS MADE IN THE FIELD. THE SURVEYOR MAKES NO GUARANTEES 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 UNDERGROUND 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 BEFORE ANY EXCAVATIONS ARE BEGUN, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- 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 (NAVD 88), ESTABLISHED VIA RTK GPS OBSERVATIONS.
- BENCHMARK = MAG NAIL = 236.15' (NAVD88).
BENCHMARK = MAG NAIL = 234.03' (NAVD88).
- BASEMENT OR BELOW GRADE STRUCTURES (IF ANY) UNKNOWN.
- A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (C45-8-36.3) AND N.J.A.C. 13:40-5.1(D).

SURVEY REFERENCES

- DEED BETWEEN RUSSELL J. OOMS AND DEBORAH L. MENDEL (GRANTOR) AND M. VEGA INVESTMENTS LLC (GRANTEE), DATED 3/12/2020 AND FILED IN THE ESSEX COUNTY CLERK'S OFFICE AS DEED BOOK 20200 PAGE 28277.
- DEED BETWEEN WILLIAM R. CARDELL (GRANTOR) AND DIDIT AGAIN, LLC (GRANTEE), DATED 7/11/2007 AND FILED IN THE ESSEX COUNTY CLERK'S OFFICE AS DEED BOOK 12079 PAGE 2428.
- DEED BETWEEN FERNANDINA LEPORE (GRANTOR) AND CHESTNUT ASSETS, LLC (GRANTEE), DATED 10/16/2014 AND FILED IN THE ESSEX COUNTY CLERK'S OFFICE AS DEED BOOK 12520 PAGE 9757.
- TAX MAP, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY, SHEET #58, DATED JUNE OF 2011 AND CERTIFIED ON NOVEMBER 14, 2014.

AREA NOTES

TOTAL LAND AREA
10,000 SQUARE FEET OR 0.229 ACRE

FLOOD NOTE

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 04, 2007.

SURVEYOR'S DESCRIPTION

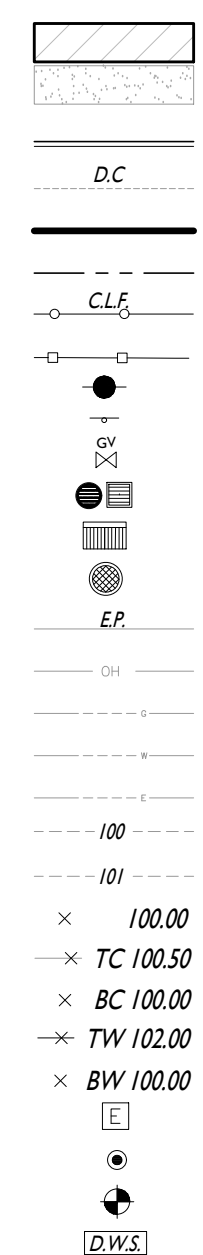
ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE TOWNSHIP OF WEST ORANGE, COUNTY OF ESSEX, STATE OF NEW JERSEY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- ALONG SAID EASTERLY LINE OF FRANKLIN AVENUE, NORTH 21 DEGREES 18 MINUTES 27 SECONDS EAST, 100.00 FEET TO A POINT; THENCE
- 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
- ALONG THE DIVIDING LINE OF LOTS 75.03, 79 & 81, AND LOTS 95, 91, BLOCK 134.02, SOUTH 21 DEGREES 18 MINUTES 27 SECONDS WEST, 100.00 FEET TO A POINT; THENCE
- ALONG THE DIVIDING LINE OF LOT 81 AND LOT 82, BLOCK 134.02, NORTH 68 DEGREES 41 MINUTES 33 SECONDS WEST, 100.00 FEET TO THE POINT AND PLACE OF BEGINNING.

BEING KNOWN AS TAX MAP LOTS 75.03, 79 & 81 - BLOCK 134.02.

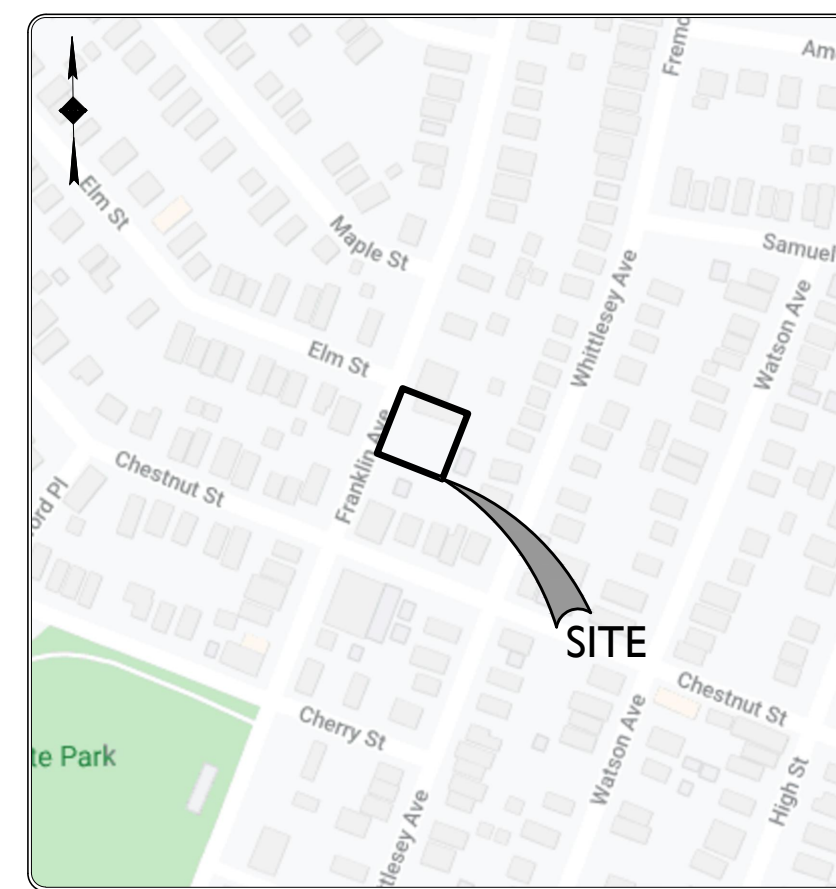
TOTAL AREA = 10,000 SQUARE FEET OR 0.229 ACRE OF LAND MORE OR LESS.

SYMBOL



DESCRIPTION

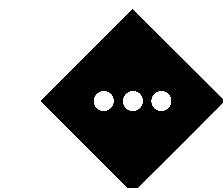
BUILDING
CONCRETE SIDEWALK / MAT
ASPHALT / CONCRETE CURB
DEPRESSED CURB
PROPERTY LINE
ADJACENT PROPERTY LINE
CHAIN LINK FENCE
BOARD-ON-BOARD FENCE
POLE
SIGNS
GAS VALVE
DRAIN
INLET
MAN HOLE
EDGE OF PAVEMENT
OVERHEAD WIRE
UNDERGROUND GAS LINE
UNDERGROUND WATER LINE
UNDERGROUND ELEC LINE
MAJOR CONTOUR
MINOR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



SOURCE: GOOGLE MAPS
VICINITY MAP
NOT TO SCALE



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BOUNDARY & TOPOGRAPHIC SURVEY

SURVEY OF:

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

ISSUE	DATE	DRAFT BY	CHECK BY	FIELD DATE	FIELD CREW	DESCRIPTION
2	03/19/2024	PL	TR	03/04/2024	JN	REV. UPDATED SITE CONDITIONS
1	06/28/2021	MB	AG	06/02/2021	GY	FOR ISSUE

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

Digitally signed by
Thomas F. Miller
Date: 2024.10.14
10:55:15 -04'00'

THOMAS F. MILLER

NEW JERSEY LAND SURVEYOR No. 24GS0362400
LICENSED PROFESSIONAL LAND SURVEYOR
NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 24GA28184500

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