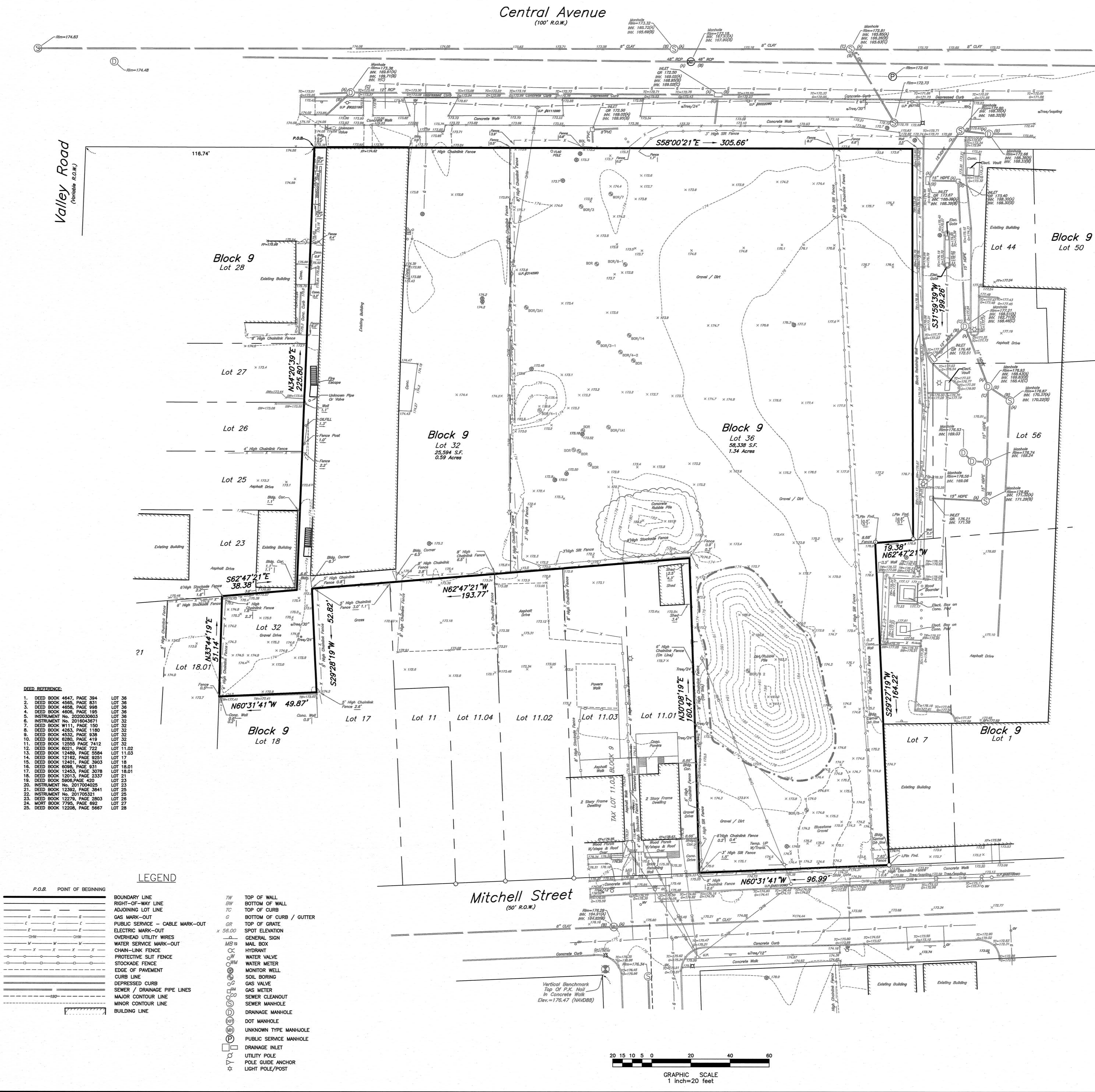




MAP NOTES:

- KNOWN AND DESIGNATED AS TAX MAP LOTS 32 AND 36 BLOCK 9 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAPS PREPARED FOR THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY, TAX SHEET NO. 23.
- HORIZONTAL - NAD 1983 AND VERTICAL DATUM - NAVD 1988; BASED ON GPS OBSERVATIONS BY MATRIX NEW WORLD ENGINEERING, LAND SURVEYING AND LANDSCAPE ARCHITECTURE, P.C. ON AUGUST 14, 2019 AND REFERRING TO LEICA SMARTNET CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK. VERTICAL BENCHMARKS: TOP P.K. NAIL IN CONCRETE WALK AT THE SOUTHWEST INTERSECTION IF MITCHELL STREET AND TOMPINS STREET. ELEV.=176.47 (NAVD88).
- FIELD SURVEY WAS PERFORMED BY MATRIX NEW WORLD ENGINEERING, LAND SURVEYING AND LANDSCAPE ARCHITECTURE, P.C. BETWEEN MARCH 5TH AND MARCH 30TH, 2020. THIS SURVEY REFLECTS THE CONDITIONS AS OF MARCH 30, 2020 AND MAY NOT SHOW CURRENT CONDITIONS AFTER THE DATE OF MARCH 30, 2020.
- THIS SURVEY WAS PERFORMED BASED UPON THE FOLLOWING COMMITMENT FOR TITLE INSURANCE PROVIDED BY PRESTIGE TITLE AGENCY, INC. AN AGENT FOR WESTCOAST LAND TITLE INSURANCE COMPANY:
FILE NUMBER: 18-05589-AFW-WC
8-10 CENTRAL AVENUE
COMMITMENT DATE: SEPTEMBER 10, 2018
EFFECTIVE DATE: MARCH 31, 2018
TITLE INSURANCE COMPANY:
FILE NUMBER: 1847CM-054315
18 CENTRAL AVENUE
EFFECTIVE DATE: MARCH 31, 2018
- NOT ALL LOT LINES OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREON HAVE BEEN FIELD SURVEYED AND ARE SHOWN AS A GRAPHICAL REPRESENTATION OF EXISTING LOT LINES BASED ON DEED, FILED MAPS AND TAX MAP INFORMATION.
- THE LOT AND BLOCK NUMBERS ALONG WITH STREET NAMES SHOWN HEREON ARE BASE UPON THE CURRENT TAX MAPS PREPARED FOR THE TOWN OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY.
- EXCEPT AS SHOWN NO UNDERGROUND UTILITIES HAVE BEEN INVESTIGATED AND/OR FIELD LOCATED. MATRIX NEW WORLD ENGINEERING, LAND SURVEYING AND LANDSCAPE ARCHITECTURE, P.C. MAKES NO GUARANTEES THAT ALL UNDERGROUND UTILITIES ARE SHOWN HEREON AND THAT THE EXACT LOCATIONS OF THE UNDERGROUND UTILITIES INDICATED ON THIS PLAN ARE APPROXIMATE. ALL UTILITY LOCATIONS MUST BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR TO DESIGN, EXCAVATION OR CONSTRUCTION.
- SUBJECT TO THE RIGHTS AND RESTRICTIONS OF ALL EASEMENTS BEING WITHIN AND/OR CROSSING THE SURVEYED BOUNDS AS SHOWN, IF ANY.
- SUBJECT TO ROAD RIGHT-OF-WAY, ALL EASEMENTS, ORDINANCES, COVENANTS AGREEMENTS AND/OR RESTRICTIONS OF RECORD, IF ANY.
- SUBJECT TO SUB-SURFACE CONDITIONS AND/OR ENCROACHMENTS, IF ANY.
- SUBJECT TO THE RIGHTS OF UTILITY COMPANIES, IF ANY.
- SUBJECT TO EASEMENT(S), RIGHTS AND OBLIGATIONS AS CONTAINED IN DEED BOOK 4656, PAGE 631, (EXHIBIT "A" IN THE DEED DESCRIBES TAX LOT 44 BLOCK 9, DEED REFERS TO AN EASEMENT AND RIGHT-OF-WAY FOR PEDESTRIAN ACCESS ACROSS A PORTION OF SAID TAX LOT 44 TO THE SIDE OF THE BUILDING LOCATED ON TAX LOT 36 BLOCK 9, NO BUILDINGS, OR VISIBLE BUILDING FOUNDATIONS, WERE OBSERVED WITHIN THE BOUNDS OF TAX LOT 36 BLOCK 9 AT THE TIME OF THE FIELD SURVEY).
- SUBJECT TO UTILITY EASEMENT(S) AS CONTAINED IN DEED BOOK 4656, PAGE 988. (PUBLIC SERVICE ELECTRIC AND GAS COMPANY EASEMENT BEING LOCATED WITHIN TAX LOT 36 BLOCK 9, FOR THE EXCEPTION OF THE UTILITY POLE #3445, PLOTTED, NO OTHER EVIDENCE OF THE UTILITY FACILITIES DESCRIBED IN THE DEED WERE OBSERVED AT THE TIME OF THE FIELD SURVEY).
- SUBJECT TO EASEMENT(S) AS CONTAINED IN DEED BOOK 4656 PAGE 195, (THE TRACTS REFERRED TO IN THE DEED TOGETHER DESCRIBED TAX LOT 36 BLOCK 9, THE DEED REFERS TO RIGHT OF ACCESS AND RIGHT TO USE 3 PRIVATE OFFICES LOCATED WITHIN THE SECOND FLOOR OF THE BUILDING ON LOT 40, SAID LOT 40 NOW BEING PART OF TAX LOT 36 BLOCK 9, AT THE TIME OF THE FIELD SURVEY NO BUILDINGS OR VISIBLE BUILDING FOUNDATIONS, WERE OBSERVED WITHIN THE BOUNDS OF SAID TAX LOT 36).
- MAY BE SUBJECT TO SUBJECT TO EASEMENTS OR RIGHTS-OF-WAY AS CONTAINED IN DEED BOOK W111 PAGE 150, DEED BOOK 4263 PAGE 1180, DEED BOOK 4252 PAGE 938. (DEED BOOK W111 PAGE 150 AND DEED BOOK 4263 PAGE 1180 DESCRIBED TAX LOT 11.02 BLOCK 9, THE DEEDS ALSO REFER TO A RIGHT OF PASSAGE CREATED FOR A COMMON DRIVEWAY FOR USE OF INGRESS OR EGRESS, ON FOOT OR VEHICLES, OVER A STRIP OF LAND ALONG THE COMMON LINE BETWEEN TAX LOTS 11.03 AND 11.03 BLOCK 9 TO ACCESS THE FRAME GARAGE ON SAID TAX LOT 11.03, DEED BOOK 4252 PAGE 938. PARCEL "A" DESCRIBES TAX LOT 11.02 BLOCK 9; PARCEL "B" DESCRIBES TAX LOT 11.03 BLOCK 9; PARCEL "C" - FIRST TRACT DESCRIBES A PORTION OF TAX LOT 32 BLOCK 9; PARCEL "C" - SECOND TRACT DESCRIBES A PORTION OF TAX LOT 32 BLOCK 9. PARCEL "C" FIRST & SECOND TRACTS BEING TAX LOT 32 BLOCK 9 AS SHOWN ON CURRENT TAX MAP AND SURVEYED HEREON. DEED ALSO REFERS TO RIGHTS CONTAINED IN DEED BOOK 4263 PAGE 1180 AND DEED BOOK W111 PAGE 150 MENTIONED ABOVE. DEED ALSO STATES THAT PARCEL "C", TAX LOT 32 BLOCK 9, IS SUBJECT TO RESTRICTIONS AND CONDITIONS, BUT NOT BY WAY OF LIMITATION TO THOSE DESCRIBED IN DEED BOOK 3242 PAGE 91).
- MAY BE SUBJECT TO A GRANT OF EASEMENT BETWEEN THE TOWNSHIP OF WEST ORANGE AND THE PUBLIC SERVICE ELECTRIC AND GAS COMPANY AS CONTAINED IN INSTRUMENT NO.202003063 RECORDED ON MARCH 19, 2020. (DEED REFERS TO LOT 63 BLOCK 9, DEED ALSO REFERS TO AN EASEMENT IN PERPETUITY, IN UNDER, THROUGH, OVER AND ACROSS THE GRANTOR'S, TOWNSHIP OF WEST ORANGE, PROPERTY TO SERVICE PROPERTY KNOWN AS BLOCK 9 LOT 1.01. NOTE: THE EASEMENT IS NOT PLOTTED. THE EXACT LOCATION OF THE EASEMENT COULD NOT BE DETERMINED BY EXHIBIT "A" ATTACHED TO THE DEED).
- BASED UPON EVIDENCE OBSERVED IN DURING THE FIELD SURVEYED PROPERTY MAY BE SUBJECT TO A CROSS ACCESS EASEMENT AND/OR AN INGRESS AND EGRESS EASEMENT WITH TAX LOT 23 BLOCK 9
- AT THE TIME AND DATE OF THIS SURVEY NO WETLANDS FLAGS WERE OBSERVED THE UNDERGROUND PROFESSIONAL IS NOT QUALIFIED TO MAKE ANY DETERMINATION AS TO THE EXISTENCE OR NON-EXISTENCE OF WETLANDS. THEREFORE, NO STATEMENT IS BEING MADE NOR IMPLIED HEREON BY THE FACT THAT NO EVIDENCE OF WETLANDS IS DEPICTED HEREON. THE CLIENT SHOULD PURSUE THESE ISSUES SEPARATE FROM THE PREPARATION OF THIS SURVEY.
- A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C14 45B-36.3) AND N.J.A.C. 13:40-5.1(d).

FEMA FLOOD NOTES:

PORTIONS OF THE SUBJECT PROPERTY IS LOCATED WITHIN PORTIONS OF THE FOLLOWING SPECIAL FLOOD HAZARD AREAS AS PER THE FIRM FLOOD INSURANCE RATE MAP:

FIRM FLOOD INSURANCE RATE MAP ESSEX COUNTY, NEW JERSEY (ALL JURISDICTIONS) PANEL 113 OF 200 CONTAINS WEST ORANGE, TOWNSHIP OF MAP NUMBER 3401300113F EFFECTIVE DATE: JUNE 4, 2017.

UNSHADED FEMA FLOOD ZONE "X" (OTHER AREAS) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SHADED AREA ZONE X, (OTHER FLOOD AREAS) AREAS OF 2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE AE, (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) BASE FLOOD ELEVATION DETERMINED. BEING BETWEEN BASE FLOOD ELEVATION LINE AND VALVE 172 AND 174 ELEVATION IN FEET ALSO BEING BETWEEN CROSS SECTION LINES B 173.8 FEET AND D 174.6 FEET

ZONE AE, (FLOODWAY AREAS IN ZONE AE) THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

THE ABOVE FEMA FLOOD HAZARD INFORMATION WAS OBTAINED ON MARCH 31, 2020 FROM THE FOLLOWING FEMA WEBSITE: <https://msc.fema.gov/portal/search?>

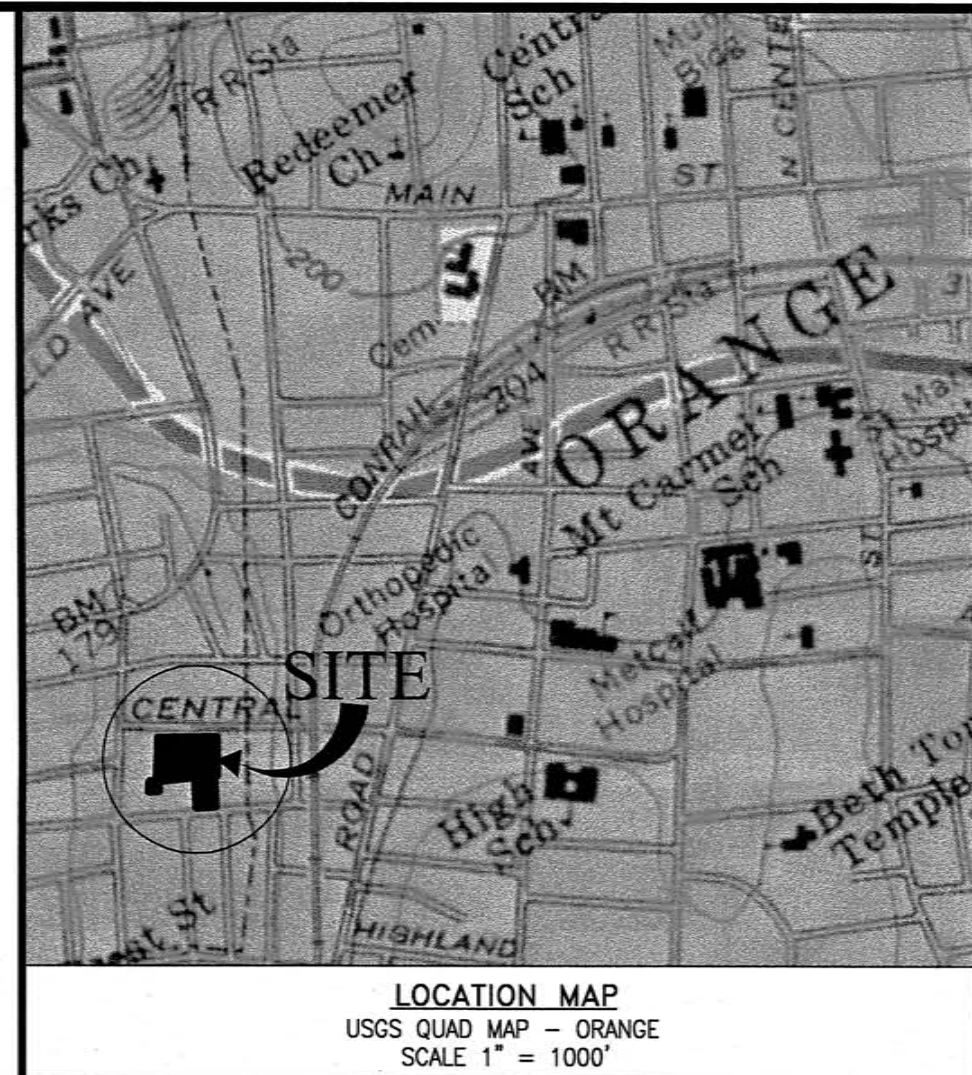
NOTE: AT THE TIME AND DATE OF THIS SURVEY, NO PRELIMINARY FLOOD HAZARD DATA WAS FOUND AND/OR PUBLISHED ON THE FEMA MAP SERVICES CENTER - PRELIMINARY FEMA MAP PRODUCTS WEBSITE, AS PER POTENTIAL CHANGES TO THE FEMA PRELIMINARY FIRM INSURANCE RATE MAPS, MATRIX NEW WORLD ENGINEERING, LAND SURVEYING AND LANDSCAPE ARCHITECTURE, P.C. MAKES NO GUARANTEES THAT THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A FEMA PRELIMINARY FLOOD HAZARD ZONE. ALL FEMA FLOOD HAZARD ZONE INFORMATION MUST BE VERIFIED.

CERTIFIED TO:

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE ON THE DATE SHOWN BELOW, BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

THIS CERTIFICATION IS GIVEN SOLELY TO THE NAMED PARTIES EXCEPT AS FOLLOWS:
A. TO THE TITLE INSURER SO THAT IT MAY INSURE THE TITLE TO THE PREMISES SHOWN HEREON;
B. TO THE MORTGAGE HOLDER, THE CERTIFICATION SHALL SURVIVE TO ITS SUCCESSORS OR ASSIGNS.
CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.



DESIGNED BY:		CHECKED BY:		REVIEWED BY:		DATE:		DESCRIPTION:		REVISIONS:	
NAME:	DATE:	NAME:	DATE:	NAME:	DATE:	DATE:	DATE:	DESCRIPTION:	REVISIONS:	DATE:	BY:
FRANK J. BARLOWSKI, P.L.S.											
NEW JERSEY PROFESSIONAL LAND SURVEYOR LICENSE NO. 2460373000											
DATE: 5/21/2020											
PROJECT NUMBER: LD19-153											
DATE: MARCH 30, 2020											
SCALE: 1"=20'											
SHEET 1 OF 1											