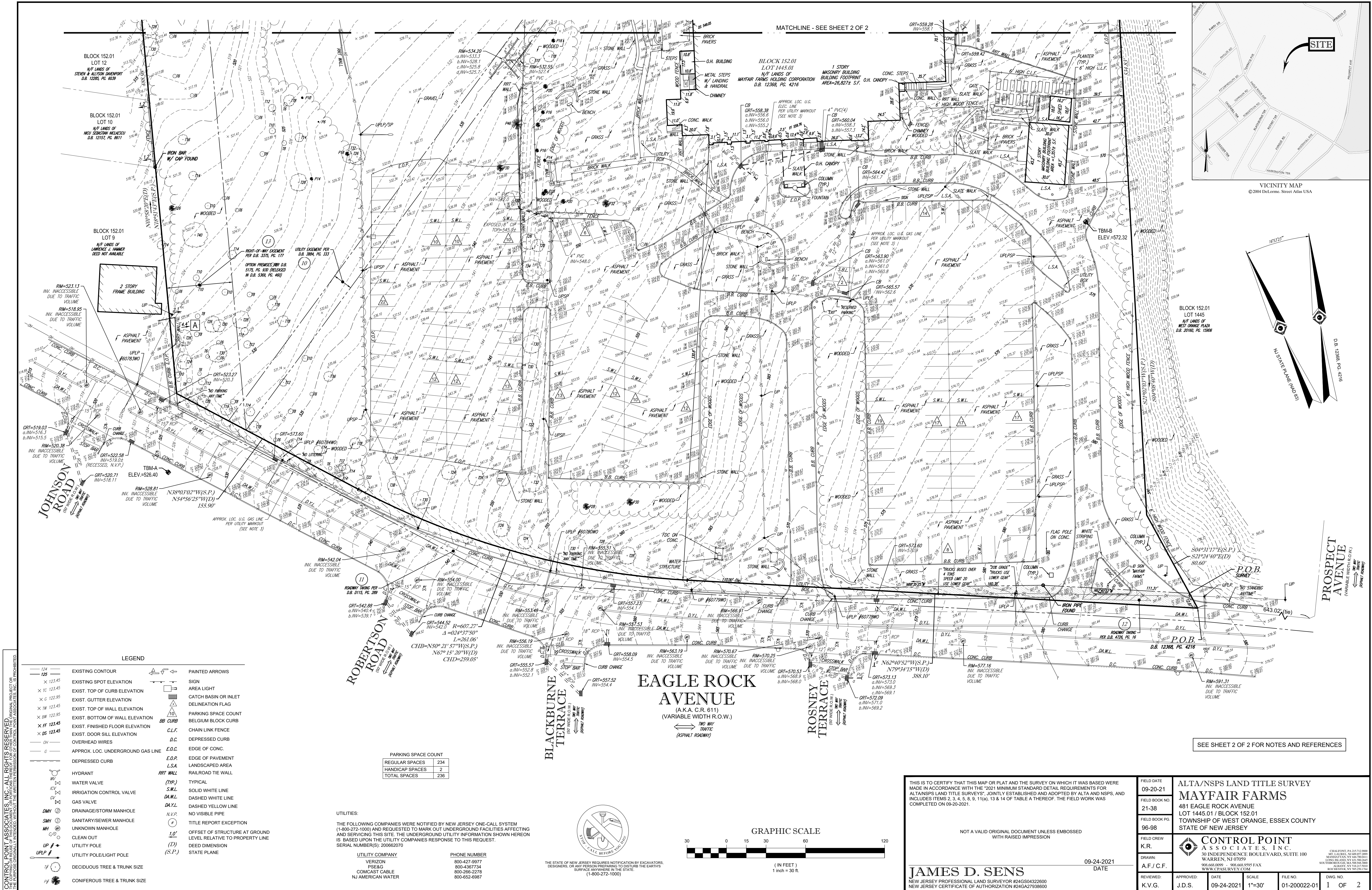




CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. NO PART OF THIS MAP OR PLAT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.

LEGEND	
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	EXIST. TOP OF CURB ELEVATION
	EXIST. GUTTER ELEVATION
	EXIST. TOP OF WALL ELEVATION
	EXIST. BOTTOM OF WALL ELEVATION
	EXIST. FINISHED FLOOR ELEVATION
	EXIST. DOOR SILL ELEVATION
	OVERHEAD WIRES
	APPROX. LOC. UNDERGROUND GAS LINE
	DEPRESSED CURB
	HYDRANT
	WATER VALVE
	IRRIGATION CONTROL VALVE
	GAS VALVE
	SANITARY/SEWER MANHOLE
	UNKNOWN MANHOLE
	CLEAN OUT
	UTILITY POLE
	UTILITY POLE/LIGHT POLE
	PAINTED ARROWS
	SIGN
	AREA LIGHT
	CATCH BASIN OR INLET
	DELINEATION FLAG
	PARKING SPACE COUNT
	BELGIUM BLOCK CURB
	CHAIN LINK FENCE
	DEPRESSED CURB
	EDGE OF CONC.
	EDGE OF PAVEMENT
	LANDSCAPED AREA
	RAILROAD TIE WALL
	TYPICAL
	SOLID WHITE LINE
	DASHED WHITE LINE
	DASHED YELLOW LINE
	NO VISIBLE PIPE
	TITLE REPORT EXCEPTION
	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
	DEED DIMENSION
	STATE PLANE

NOTES:

- PROPERTY KNOWN AS LOT 1445.01, BLOCK 152.01 AS SHOWN ON THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY.
- AREA = 478,210 S.F. OR 10.932 AC.
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS. ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPINGS OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 21-000828NCS, WITH A COMMITMENT DATE OF MAY 07, 2021, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:
 - SEWER EASEMENT BETWEEN MAYFAIR FARMS HOLDING CORPORATION AND KRUVANT ENTERPRISES CO., DATED JUNE 22, 1956 AND RECORDED AUGUST 15, 1962 IN DEED BOOK 3884, PAGE 333. - SHOWN HEREON
 - SLOPE, DRAINAGE AND OTHER RIGHTS AS SET FORTH IN THE INDENTURE BETWEEN MAYFAIR FARMS HOLDING CORPORATION AND COUNTY OF ESSEX, DATED JUNE 26, 1950 AND RECORDED AUGUST 2, 1950 IN DEED BOOK I-115, PAGE 289. - SHOWN HEREON

- SLOPE, DRAINAGE AND OTHER RIGHTS AS SET FORTH IN DECLARATION OF TAKING BETWEEN MAYFAIR FARMS HOLDING CORPORATION AND STATE OF NEW JERSEY, RECORDED AUGUST 14, 1981 IN DEED BOOK 4726, PAGE 16. - SHOWN HEREON.
- RIGHT OF WAY EASEMENT BETWEEN MAYFAIR FARMS HOLDING CORPORATION AND WEST ORANGE PLAZA, DATED FEBRUARY 8, 2016 AND RECORDED FEBRUARY 25, 2016 AS INSTRUMENT NO. 2016015918. - SHOWN HEREON

- BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88, BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS)).
 - TEMPORARY BENCH MARKS SET:
 - TBM-A: X-CUT SET, ELEVATION=526.40
 - TBM-B: MAG NAIL SET, ELEVATION=572.32

PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.

- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- THE DELINEATION LINE WAS PLACED IN THE FIELD BY ROUX ENVIRONMENTAL CONSULTING ON 04-16-2020, AND FIELD LOCATED BY CONTROL POINT ASSOCIATES, INC. ON 09-20-2021.

PARKING SPACE COUNT	
REGULAR SPACES	234
HANDICAP SPACES	2
TOTAL SPACES	236

REFERENCES:

- THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY, SHEET #79.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, ESSEX COUNTY, NEW JERSEY (ALL JURISDICTIONS) PANEL 92 OF 200", COMMUNITY-PANEL NUMBER 3401870082F, MAP DATED: JUNE 4, 2007.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, ESSEX COUNTY, NEW JERSEY (ALL JURISDICTIONS) PANEL 111 OF 200", COMMUNITY-PANEL NUMBER 3401920111F, MAP DATED: JUNE 4, 2007.
- MAP ENTITLED "MAP OF PROPERTY KNOWN AS WEST ORANGE PLAZA, PROSPECT AVENUE AND EAGLE ROCK AVENUE, LOTS 1445 & 1445.05 BLOCK 152.24, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY, BOUNDARY AND TOPOGRAPHIC SURVEY" PREPARED BY RCC DESIGN, INC., DATED 9-22-2005, LAST REVISED 10-11-2005.
- MAP ENTITLED "WETLAND MAP 481 EAGLE ROCK AVENUE, WEST ORANGE, ESSEX COUNTY, NEW JERSEY" PREPARED BY ROUX ENVIRONMENTAL CONSULTING, DATED 4-16-2020.

TABLE OF SIGNIFICANT OBSERVATIONS

- | | |
|--|---|
| | RAIL ROAD TIE WALL AND UTILITY POLE EXTENDING FROM PROPERTY ADJACENT TO THE WEST ONTO SURVEYED PROPERTY |
| | WOOD FENCE EXTENDING FROM SURVEYED PROPERTY ONTO THE PROPERTY ADJACENT TO THE NORTHEAST |

NOTE: THESE ARE THE SIGNIFICANT OBSERVATIONS OBSERVED DURING THE FIELD SURVEY. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 11(a), 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 09-20-2021.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION

JAMES D. SENS
NEW JERSEY PROFESSIONAL LAND SURVEYOR #04322600
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938800

09-24-2021
DATE

FIELD DATE	09-20-21
FIELD BOOK NO.	21-38
FIELD BOOK PGS.	96-98
FIELD CREW	K.R.
DRAWN:	A.F./C.F.
REVIEWED:	K.V.G.

ALTA/NSPS LAND TITLE SURVEY
MAYFAIR FARMS
481 EAGLE ROCK AVENUE
LOT 1445.01 / BLOCK 152.01
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY
STATE OF NEW JERSEY

CONTROL POINT ASSOCIATES, INC.
30 INDEPENDENCE BOULEVARD, SUITE 100
WARREN, NJ 07059
908.668.0099 - 908.668.9595 FAX
WWW.CPASURVEY.COM

APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
J.D.S.	09-24-2021	1"=30'	01-200022-01	2 OF 2

VICINITY MAP
© 2004 DeLorme, Street Atlas USA

SCHEDULE 'A' DESCRIPTION

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

BEGINNING A POINT IN THE NORTHERLY SIDE OF EAGLE ROCK AVENUE DISTANT ALONG THE VARIOUS COURSES THEREOF 843.00 FEET WESTERLY FROM THE INTERSECTION OF THE WESTERLY SIDE OF PROSPECT AVENUE WITH THE NORTHERLY SIDE OF EAGLE ROCK AVENUE AND RUNNING; THENCE

- ALONG THE SAID NORTHERLY SIDE LINE OF EAGLE ROCK AVENUE NORTH 79 DEGREES 34 MINUTES 15 SECONDS WEST 388.10 FEET TO A POINT OF CURVATURE; THENCE
- STILL ALONG SAME ON A WESTERLY CURVE TO THE RIGHT WITH A RADIUS OF 607.27 FEET AND AN ARC DISTANCE OF 261.06 FEET TO A POINT; THENCE
- STILL ALONG THE SAME NORTH 54 DEGREES 56 MINUTES 25 SECONDS WEST 155.90 FEET TO A POINT (DIVIDING LINE BETWEEN LANDS OWNED BY MAYFAIR FARMS HOLDING CORPORATION AND THOSE LEASED BY IT); THENCE
- ALONG SAID DIVIDING LINE NORTH 1 DEGREE 58 MINUTES 20 SECONDS EAST 488.98 FEET TO THE BOUNDARY LINE OF ANOTHER TRACT LEASED BY MAYFAIR FARMS HOLDING CORPORATION TO KRUVANT ENTERPRISES CO.; THENCE
- ALONG SAID OTHER TRACTS LEASED TO KRUVANT ENTERPRISES CO. NORTH 86 DEGREES 58 MINUTES 20 SECONDS EAST, ALONG LINE OF LANDS LEASED TO KRUVANT ENTERPRISES CO. 300 FEET TO A POINT; THENCE
- STILL ALONG SAID OTHER TRACT LEASED TO KRUVANT ENTERPRISES CO. SOUTH 88 DEGREES 46 MINUTES 40 SECONDS EAST 240 FEET TO A POINT; THENCE
- STILL ALONG SAID OTHER TRACT LEASED TO KRUVANT ENTERPRISES CO. SOUTH 53 DEGREES 6 MINUTES 40 SECONDS EAST 251.44 FEET TO ANOTHER TRACT OF LAND LEASED TO KRUVANT ENTERPRISES CO. FROM MAYFAIR FARMS HOLDING CORPORATION; THENCE
- ALONG SAME SOUTH 4 DEGREES 8 MINUTES 40, SECONDS WEST 543.84 FEET TO A POINT; THENCE
- STILL ALONG SAME SOUTH 21 DEGREES 24 MINUTES 40 SECONDS EAST 80.60 FEET TO A POINT IN THE NORTHERLY SIDE OF EAGLE ROCK AVENUE THE POINT AND PLACE OF BEGINNING.

ALSO BEING KNOWN AS LOT 1445A, IN BLOCK 152 X ON THE TAX MAP OF THE TOWN OF WEST ORANGE, EXCEPTING THEREOUT SO MUCH AS WAS TAKEN BY THE STATE OF NEW JERSEY FOR WIDENING EAGLE ROCK AVENUE AS IS SET FORTH IN DECLARATION OF TAKING, RECORDED IN DEED BOOK 4726 PAGE 16 ENTITLED STATE OF NEW JERSEY AGAINST MAYFAIR FARMS HOLDING CORPORATION ET AL.

THE PROPERTY SHOWN HEREON IS THE SAME AS THAT DESCRIBED IN THE LEGAL DESCRIPTION OF THE TITLE REPORT.



THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE MOVEMENT BY THE STATE.
(1-800-272-1000)

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW JERSEY ONE-CALL SYSTEM (1-800-272-1000) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.
SERIAL NUMBER(S): 200662070

UTILITY COMPANY	PHONE NUMBER
VERIZON	800-427-9977
PSEG	800-4387734
COMCAST CABLE	800-266-2278
NJ AMERICAN WATER	800-652-6987

GRAPHIC SCALE

