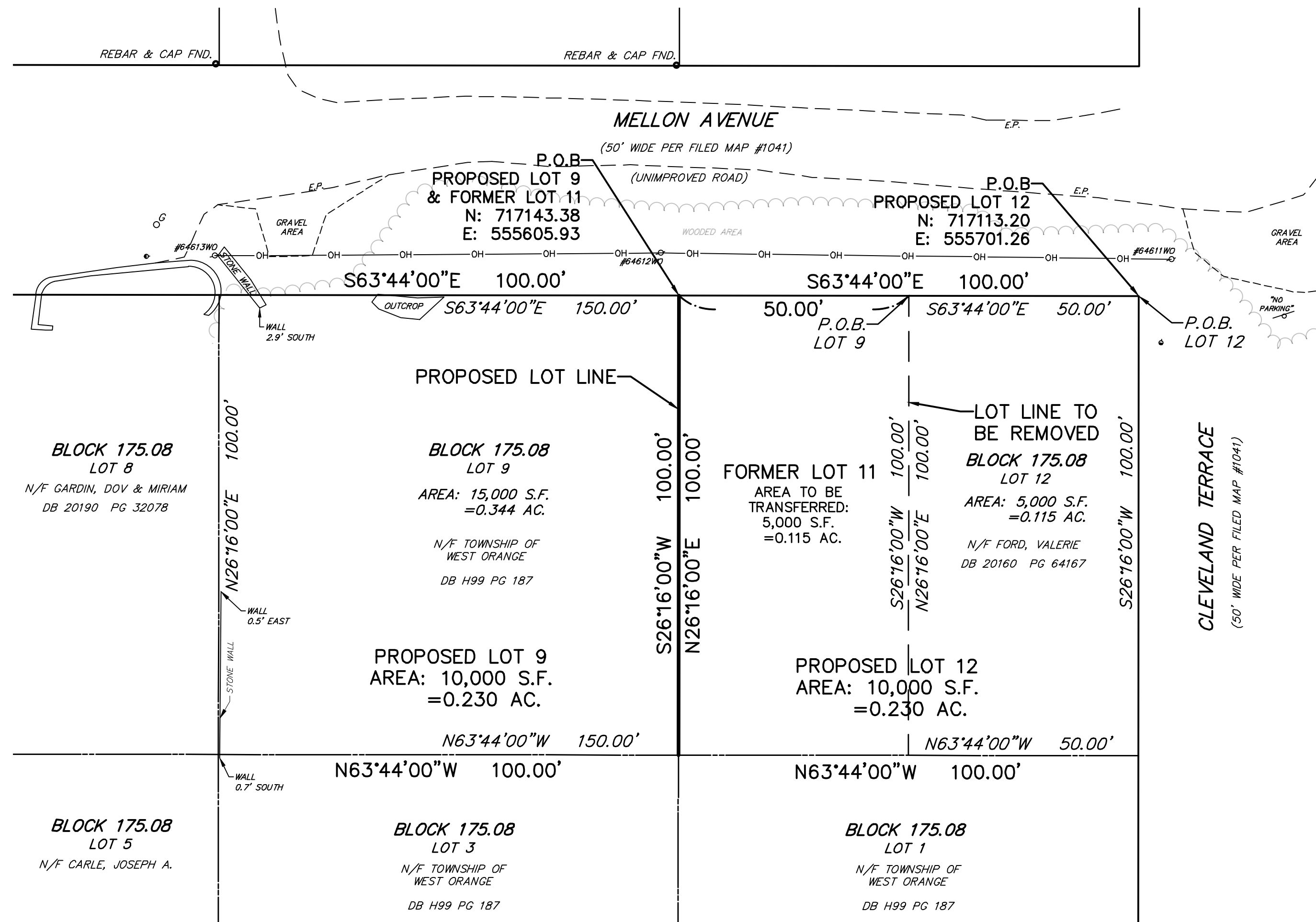
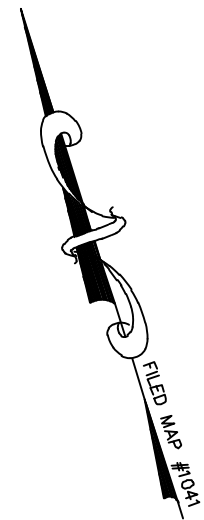




LEGEND:

- | | | | |
|--|-----------------|------------------------|---|
|  | UTILITY POLE | RIGHT OF WAY LINE |  |
|  | GUY WIRE ANCHOR | EXISTING LOT LINE |  |
|  | GAS VALVE | EDGE OF PAVEMENT |  |
|  | SIGN | EDGE OF GRAVEL |  |
|  | PIN/PIPE FOUND | OVERHEAD WIRE |  |
| | | PROPOSED LOT LINE |  |
| | | LOT LINE TO BE REMOVED |  |

ZONING REQUIREMENTS

ZONE R-5

	<u>REQUIRED</u>
MINIMUM LOT AREA	10,000 S.F.
MINIMUM LOT AREA PER UNIT	10,000 S.F.
MIN. LOT WIDTH	75'
MIN. FRONT YARD	30'
MIN. FRONT YARD CORNER LOT	25'
MIN. SIDE YARDS	10' + 8'
MIN. REAR YARD	30'
MAX. BUILDING COVERAGE	35%
MAX. LOT COVERAGE	45%

THE UNDERSIGNED HEREBY DECLARE THAT THEY ARE OWNERS OF
LANDS DELINEATED HEREON.

AUTHORIZED SIGNATURE (LOT 9) _____ DATE _____

AUTHORIZED SIGNATURE (LOT 12) _____ DATE _____

THIS MAP HAS BEEN APPROVED BY THE PLANNING BOARD OF
THE TOWNSHIP OF WEST ORANGE, THE PROPER AUTHORITY FOR
SUCH APPROVAL.

SECRETARY OF THE PLANNING BOARD _____ DATE _____

CHAIRMAN OF THE PLANNING BOARD _____ DATE _____

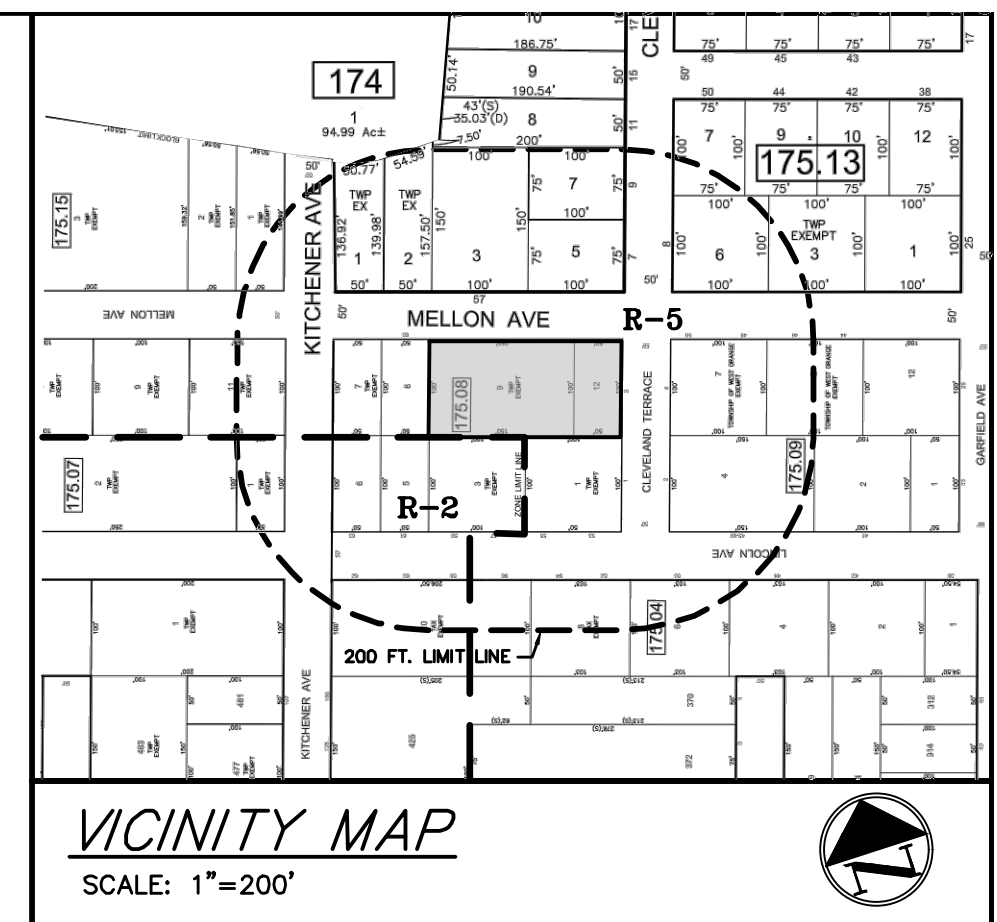
TOWNSHIP ENGINEER _____ DATE _____

SURVEY NOTES:

1. THE WORD CERTIFY, AS USED HEREON, IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
2. THIS SURVEY IS SUBJECT TO EASEMENTS OF RECORD AND ANY OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.
3. IF DIGITAL INFORMATION IS ALSO SUPPLIED, IT IS DONE SO FOR INFORMATIONAL PURPOSES, ONLY. THE ORIGINAL SIGNED AND SEALED DOCUMENT IS THE DOCUMENT OF RECORD.
4. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH REQUIREMENTS AS OUTLINED IN N.J.A.C. 13:40-5.1(d).
5. IF THIS SURVEY DOES NOT CONTAIN THE RAISED SEAL OF THE SURVEYOR, IT IS AN UNAUTHORIZED REPRODUCTION OF THE SURVEY.
6. HORIZONTAL DATUM IS BASED UPON NJSPCS NAD'83 (2011).
7. DISTANCE MEASUREMENTS ARE EXPRESSED IN U.S. SURVEY FEET.
8. UTILITY LOCATIONS SHOWN HEREON ARE FROM ABOVE GROUND OBSERVATIONS ONLY. THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL-INCLUSIVE. THE USER OF THIS SURVEY IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATIONS OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY.
9. THE EXISTENCE OF WETLANDS AFFECTING THIS SITE HAS NOT BEEN ADDRESSED UNDER THIS CONTRACT.
10. LOT AND BLOCK NUMBERS SHOWN HEREON ARE BASED UPON THE CURRENT TAX MAP OF THE TOWNSHIP OF WEST ORANGE, SHEET No. 119.
11. PROPERTY IS SITUATED IN THE R-5 ZONE.
12. THE NEW JERSEY BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS PROHIBITS ENGINEERING OR SURVEYING DOCUMENTS PREPARED BY ONE LICENSEE FROM BEING ALTERED, AMENDED, EXPANDED, FINALIZED OR OTHERWISE ADJUSTED BY ANOTHER LICENSEE WHO WAS NOT IN RESPONSIBLE CHARGE OF THE INITIAL WORK PRODUCT. THE ONLY EXCEPTION TO THE PROHIBITION IS THE USE OF PLANS PREPARED BY OTHERS FOR AS-BUILT PURPOSES WHERE THE NATURE OF THE AS-BUILT ALLOWS THE AS-BUILT DATA TO BE ADDED TO THE PREVIOUSLY PREPARED PLAN WHERE THERE IS, THEREFORE, NO NEED TO ADJUST OR CHANGE THE UNDERLYING DESIGN DOCUMENT.

MAP REFERENCE:

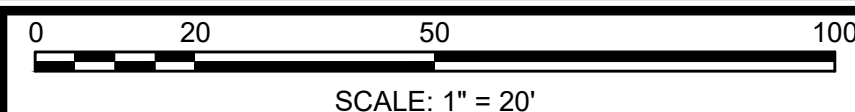
1. MAP ENTITLED "MAP OF MOUNTAIN RIDGE ESTATES, WEST ORANGE, N.J.," PREPARED BY FREEMAN AND WINSTON, CIVIL ENGINEERS AND SURVEYORS, WEST ORANGE, N.J., DATED MAY 6, 1926, REVISED MARCH 29, 1927, WITH THE REGISTER OF ESSEX COUNTY AS FILED MAP No. 1041.
2. MAP ENTITLED "BOUNDARY SURVEY, BLOCK 175.08, LOTS 9 & 12, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY," PREPARED BY GREENMAN-PEDERSEN, INC., DATED JANUARY 7, 2021



REVISIONS	6		
	5		
	4		
	3		
	2		
	1		

DATE: 2022-02-16 SCALE: 1"= 20' FLD. BK.:

PROJ.: 2021015 CHKD.: PAGE:



Engineering
Design
Planning
Construction Management

Greenman-Pedersen, Inc.
301 Gibraltar Drive, Suite 2A
Morris Plains, NJ 07950
Certificates of Authorization #24GA27959500 & #21MH00012700

KEVIN S. BOGERMAN Professional Land Surveyor License #41379

MINOR SUBDIVISION PLAN

BLOCK 175.08, LOTS 9 & 12

TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

SHEET No.

1

1

OF