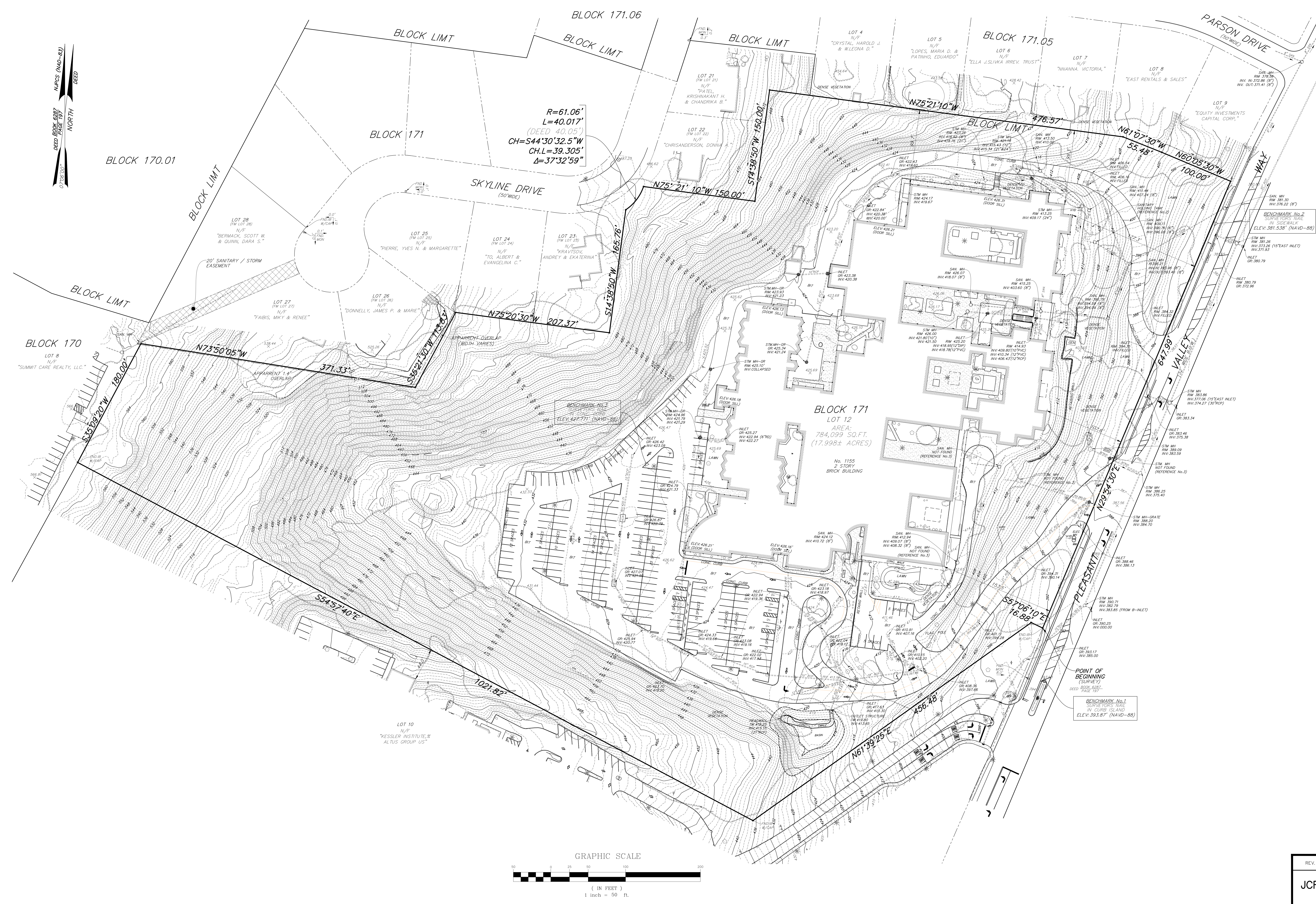
NJPCS (NAD-83)
DEED
NORTH
DEED BOOK 6287 PAGE 197
07°06'00"
BLOCK 171.06
BLOCK LIMT
BLOCK LIMT
BLOCK LIMT
BLOCK 171.05
BLOCK 171
BLOCK 170.01
BLOCK LIMT
BLOCK LIMT
BLOCK 170
LOT 8 N/F "SUMMIT CARE REALTY, LLC."
PARSON DRIVE (50'WIDE)
SKYLINE DRIVE (50'WIDE)
R=61.06'
L=40.017'
(DEED 40.05')
CH=S44°30'32.5"W
CH.L=39.305'
Δ=37°32'59"
LOT 4 N/F "CRYSTAL, HAROLD J. & W.LEONA D."
LOT 5 N/F "LOPES, MARIA D. & PATINHO, EDUARDO"
LOT 6 N/F "ELLA J.SLIVKA IRREV. TRUST"
LOT 7 N/F "NNANNA. VICTORIA,"
LOT 8 N/F "EAST RENTALS & SALES"
LOT 9 N/F "EQUITY INVESTMENTS CAPITAL CORP,"
LOT 21 (FM LOT 21) N/F "PATEL, KRISHNAKANT H. & CHANDRIKA B."
LOT 22 (FM LOT 22) N/F "CHRISANDERSON, DONNA A."
LOT 23 (FM LOT 23) N/F "KRAVTSOV, ANDREY & EKATERINA"
LOT 24 (FM LOT 24) N/F "TO, ALBERT & EVANGELINA C."
LOT 25 (FM LOT 25) N/F "PIERRE, YVES N. & MARGARETTE"
LOT 26 (FM LOT 26) N/F "DONNELLY, JAMES P. & MARIE"
LOT 27 (FM LOT 27) N/F "FAIBIS, MIKY & RENEE"
LOT 28 (FM LOT 28) N/F "BERMACK, SCOTT W. & QUINN, DARA S."
LOT 10 N/F "KESSLER INSTITUTE,% ALTUS GROUP US"
20' SANITARY / STORM EASEMENT
N75°21'10"W 476.57'
N61°07'30"W 55.48'
N60°05'30"W 100.00'
647.99'
N29°54'30"E
S57°06'10"E 16.88'
N61°39'25"E 456.48'
S54°57'40"E 1021.82'
S35°09'20"W 180.00'
N73°50'05"W 371.33'
S35°21'30"W 113.83'
N75°20'30"W 207.37'
S14°38'50"W 165.76'
N75°21'10"W 150.00'
S14°38'50"W 150.00'
APPARENT 1.4' OVERLAP
APPARENT OVERLAP (WIDTH VARIES)
BLOCK 171
LOT 12
AREA: 784,099 SQ.FT. (17.998± ACRES)
No. 1155 2 STORY BRICK BUILDING
PLEASANT VALLEY WAY (52' WIDE R.O.W)
BENCHMARK No.1 SURVEYORS NAIL IN CURB ISLAND ELEV: 393.87' (NAVD-88)
BENCHMARK No.2 SURVEYORS NAIL IN SIDEWALK ELEV: 381.538' (NAVD-88)
BENCHMARK No.3 SURVEYORS NAIL IN CONC. CURB ELEV: 427.771' (NAVD-88)
POINT OF BEGINNING (SURVEY)
DEED BOOK 6287 PAGE 197
DENSE VEGETATION
SANITARY HOLDING TANK (REFERENCE No.2)
RETAINING WALL
FLAG POLE
BASIN
HEADWALL TW: 418.25 INV: 415.15 (21"RCP)
OUTLET STRUCTURE TW: 419.80 INV: 413.85
SAN. MH RIM 378.56 INV. IN: 372.86 (8") INV. OUT: 371.41 (8")
SAN. MH RIM 381.30 INV: 376.22 (8")
STM MH RIM 381.26 INV: 373.26 (15"EAST INLET) INV. 371.93
INLET GR: 380.79
INLET RIM 380.79 GR: 372.96
STM MH RIM 383.86 INV. 377.06 (15"EAST INLET) INV: 374.27 (30"RCP)
INLET GR: 383.34
INLET GR: 383.46 INV: 375.38
STM MH RIM 389.09 INV: 383.59
STM. MH NOT FOUND (REFERENCE No.3)
STM MH RIM 386.25 INV: 375.40
STM MH-GRATE RIM 388.20 INV: 384.70
INLET GR: 388.46 INV: 386.13
STM MH RIM 390.71 INV: 382.79 INV. 383.85 (FROM B-INLET)
INLET GR: 390.25 INV: 000.00
INLET GR: 393.17 INV: 385.00
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

EXISTING TOPOGRAPHY LEGEND			
▭	TYPE "B" INLET	-○-	UTILITY POLE
⊟	TYPE "E" INLET	-◇-	UTILITY POLE w/ LIGHT
▭	TYPE "A" INLET	☼	LIGHT POLE
○	MANHOLE (LABELED)	▭	WALL MOUNTED LIGHT
○ C.O.	CLEAN OUT	—/—	OVERHEAD WIRES
▽	HYDRANT	J.B.	JUNCTION BOX
○ WV or WS	WATER VALVE AN BOX OR SERVICE	TRANS	TRANSFORMER
○ GV or GS	GAS VALVE AND BOX OR SERVICE	○—	UTILITY POLE WITH GUY WIRE
═══	CURB (TYPE – LABELED)	○ 15"	TREE (DECIDUOUS) WITH CALIPER
—○	SIGN	✺ 15"	TREE (CONIFEROUS) WITH CALIPER
═══	SANITARY SEWER PIPES (TYPE AND SIZE LABELED)	✿	INDIVIDUAL SHRUBS & BUSHES
═══	STORM SEWER PIPES (TYPE AND SIZE LABELED)	⬭	HEDGES OR BUSHES
—UC—	UNDERGROUND CONDUIT (LABELED)	⌒⌒	EDGE OF WOODS
—W—	WATER LINE	-----216-------	EXISTING CONTOUR LINE
—G—	GAS LINE MARKOUT	× 216	EXISTING SPOT ELEVATION
—T—	TELEPHONE LINE	┼┼┼┼	RAIL ROAD TRACKS
—E—	ELECTRIC LINE	⌐¬	GUIDE RAIL (LABELED)
—FO—	FIBER OPTIC LINE	⌵ OR ▭	HEADWALL
—x—x—	CHAIN LINK FENCE	⏢	FLARED END SECTION
—□—□—	POST & RAIL FENCE	▨	CONC. SIDEWALK
—○—○—	RAILING (LABELED)	▦	BRICK SIDEWALK
⌒	GATE (SINGLE)	12+00 ℄ 13+00	CENTERLINE
⌒⌒	GATE (DOUBLE)	12+00 B 13+00	BASELINE
⊕	WELL (LABELED)	—·—·—	RIGHT OF WAY LINE
⦾	ROCK WALL OR RIP RAP		
●	EXPOSED LEDGE ROCK OR BOULDER		

LIST OF ABBREVIATIONS			
AC	AIR CONDITIONING	MW	MONITORING WELL
ACP	ASBESTOS CEMENT PIPE	N/F	NOW OR FORMERLY
BC	BOTTOM OF CURB	OC	ON CENTER
BW	BOTTOM OF WALL	P.E.	POLYETHYLENE PIPE
BLDG	BUILDING	POB	POINT OF BEGINNING
BLK	BLOCK	PC	POINT OF CURVATURE
BIT	BITUMINOUS	PI	POINT OF INTERSECT
BM	BENCHMARK	PVI	POINT OF VERTICAL INTERSECT
BOL	BOLLARD	PF	POINT OF FROG
CATV	CABLE TV	PS	POINT OF SWITCH
CIP	CAST IRON PIPE	PT	POINT OF TANGENCY
℄	CENTERLINE	PVC	POLYVINYL CHLORIDE
CLF	CHAIN LINK FENCE	RCP	REINFORCED CONCRETE PIPE
CP OR CMP	CORRUGATED METAL PIPE	RD	ROOF DRAIN
CO	CLEAN OUT	RR	RAILROAD
CONC	CONCRETE	RY	REAR YARD
DC	DEPRESSED CURB	SAN	SANITARY
D.I.	DUCTILE IRON	SRF	SPLIT RAIL FENCE
EL.	ELECTRIC	STOCK	STOCKADE FENCE
ELEV	ELEVATION	STM	STORM
EM	ELECTRIC METER	STY	STORY
EP	EDGE OF PAVEMENT	S/W	SIDEWALK
FEN.	FENCE	SY	SIDE YARD
FF	FINISHED FLOOR	TEL.	TELEPHONE
FND	FOUND	TC	TOP OF CURB
FNDA.	FOUNDATION	TR. LT.	TRAFFIC LIGHT
FR	FRAME	TRANS.	TRANSFORMER
FY	FRONT YARD	TW	TOP OF WALL
GAR	GARAGE	TG	TOP OF GRATE
GM	GAS METER	TYP	TYPICAL
GR	GRATE	U.C.	UNDERGROUND CONDUIT
GV	GAS VALVE	U.P.	UTILITY POLE
INV	INVERT	VCP	VITRIFIED CLAY PIPE
IP	IRON PIPE	WM	WATER METER
LA	LANDSCAPED	WV	WATER VALVE
LD	LAWN DRAIN	W/	WITH
MH	MANHOLE	WIF	WROUGHT IRON FENCE
MON	MONUMENT		

SURVEY NOTES:

1.) THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH N.J.A.C. 13:40–5.

2.) CORNER MARKERS NOT SET PER CONTRACTUAL AGREEMENT WITH ULTIMATE USER

3.) UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE PLOTTED USING FIELD DATA AND UTILITY MARKINGS FOUND AT TIME OF SURVEY ONLY. MPF LAND SURVEYING, LLC. MAKES NO GUARANTEES, EXPRESS OR IMPLIED, REGARDING THE UTILITY LOCATIONS AS PLOTTED ON THIS PLAN. THIS PLAN DOES NOT IMPLY THAT NO OTHER UTILITIES MAY BE PRESENT ON THE SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY GROUND DISTURBANCE.

4.) WETLANDS, IF ANY, HAVE NOT BEEN SURVEYED WITHIN THE SCOPE OF THIS SURVEY.

5.) **AERIAL PHOTOGRAMMETRY:**
PLEASE NOTE SITE FEATURES AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AERIAL PHOTOGRAMMETRIC MAPPING PERFORMED BY COOPER AERIAL SURVEYS CO. IN JANUARY 2020, SUPPLEMENTED BY GROUND SURVEY FOR BOUNDARY ANALYSIS, AND EXISTING DRAINAGE UTILITIES SUPPORTING THE INTENDED PROJECT. MAPPING IS FOR GENERAL PURPOSES ONLY. A MORE DETAILED TOPOGRAPHIC SURVEY IS RECOMMENDED IN AREAS REQUIRING CRITICAL DETAIL SUPPORTING ANY FUTURE DESIGN EFFORTS.

6.) **VERTICAL DATUM (NAVD–88):**
ELEVATIONS AS SHOWN HEREON ARE NAVD–88 VIA NETWORK RTK GPS OBSERVATIONS PERFORMED JANUARY 15, 2020 AND APRIL 2020.

7.) **HORIZONTAL DATUM: (NAD–83)**
BEARINGS AS SHOWN HEREON ARE IN DEED MERIDIAN. GRID TICKS HAVE BEEN PROVIDED ON NJPCS NAD–83, AS ESTABLISHED VIA NETWORK RTK GPS OBSERVATIONS PERFORMED JANUARY 2020 AND APRIL 2020.
~ TO CONVERT DEED BEARINGS AS SHOWN TO CORRESPONDING STATE PLANE BEARINGS, A ROTATION OF 07°06'00" COUNTER–CLOCKWISE. MUST BE APPLIED.
~ ALL DISTANCES SHOWN HEREON ARE "GROUND" DISTANCES ~ TO OBTAIN THE CORRESPONDING N.J.P.C.S. GRID DISTANCE, AN AVERAGE C.S.F. OF 0.999888757000 MUST BE APPLIED TO ALL DISTANCES.

SURVEY REFERENCES:

1.) A CERTAIN MAP ENTITLED "FINAL MAP, PLEASANT VALLEY ESTATES, SECTION No. SIX, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY", PREPARED BY WILLIAM DIMARZO & SONS INC., CIVIL ENGINEERS & LAND SURVEYORS, PLANNERS DATED MARCH 28, 1984, AND FILED IN THE OFFICE OF THE ESSEX COUNTY REGISTER ON AUGUST 15, 1984, IN CASE NUMBER 3578

2.) A CERTAIN SURVEY ENTITLED "DAUGHTERS OF ISRAEL GERIATRIC CENTER, ALTA / ACSM LAND TITLE SURVEY, STREET NUMBER 1155 PLEASANT VALLEY WAY, LOT 12, BLOCK 171, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY" PREPARED BY CASEY & KELLER INC, CIVIL ENGINEERS & LAND SURVEYORS, DATED DECEMBER 07, 2005 AND REVISED THROUGH NOVEMBER 19, 2009.

3.) A CERTAIN SURVEY ENTITLED "DAUGHTERS OF ISRAEL GERIATRIC CENTER, TITLE & AS–BUILT SURVEY, STREET NUMBER 1155 PLEASANT VALLEY WAY, LOT 12, BLOCK 171, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY" PREPARED BY CASEY & KELLER INC, CIVIL ENGINEERS & LAND SURVEYORS, DATED DECEMBER 28, 1981 AND REVISED THROUGH OCTOBER 30, 1991.

4.) CERTAIN DEEDS AS FILED IN THE OFFICE OF THE ESSEX COUNTY REGISTER:

~ BLOCK 171 LOT 12 DEED BOOK 6287 PAGE 197

5.) THE OFFICIAL TAX MAP OF THE TOWNSHIP OF WEST ORANGE.

CERTIFICATION:
I HEREBY CERTIFY, THAT THIS MAP HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND IS BASED UPON AERIAL PHOTOGRAMMETRY PERFORMED ON JANUARY 02, 2020, AND A FILED SURVEY IN APRIL 2020, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, CORRECTLY REPRESENTS THE CONDITIONS FOUND EXCEPT SUCH EASEMENTS OR IMPROVEMENTS, IF ANY, BELOW THE SURFACE OF THE LANDS AND NOT VISIBLE.

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

REV. NO.	DESCRIPTION	DATE	BY

MAP OF PROPERTY OF
JCF 1155 PLEASANT VALLEY WAY LLC.
(DAUGHTERS OF ISRAEL GERIATRIC CENTER)
1155 PLEASANT VALLEY WAY
LOT 12 BLOCK 171
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

BOUNDARY AND TOPOGRAPHIC SURVEY

PETRY
ENGINEERING , LLC
DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER 24GA28155900
155 PASSAIC AVENUE • FAIRFIELD • NEW JERSEY • 07004

MPF LAND SURVEYING,LLC
W.W.W.MPFLANDSURVEYING.COM

MONTVILLE OFFICE PARK
150 RIVER ROAD
BUILDING D ~ SUITE 4B
MONTVILLE, NEW JERSEY 07045
(973)-879-4214 TEL.
INFO@MPFLANDSURVEYING.COM
NJ CERT. OF AUTH. No. 24GA28158300

Designer: ENA
Draftsman: ENA
Checked By: MPF
Proj. No.: 2019–0076
Scale: 1"=50'
Sheet 1 of 1

MICHAEL P. FERSCHMAN, PLS
N.J. PROFESSIONAL LAND SURVEYOR LIC. No. 43221 DATE: 04/22/20