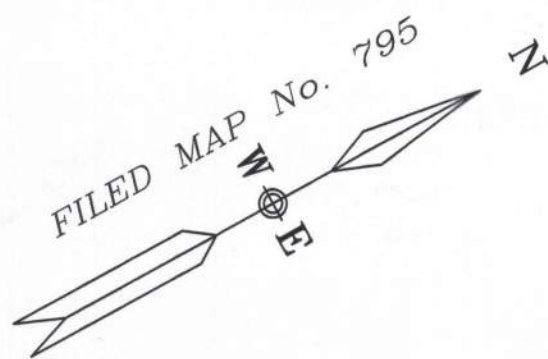




"MAP OF EAST-VIEW, SECTION FOUR"
FILED SEPTEMBER 2, 1955, AS MAP No. 2129

N 69°30'00" E 50.00'
FILED MAP LOT 5
FILED MAP LOT 10

S 03°00'00" E 12.57'

S 89°50'00" E 129.21'
FILED MAP LOT 5
FILED MAP LOT 10

MT. PLEASANT AVENUE (60')

S 27°49'00" W 125.89'

PLEASANT VALLEY WAY (VARIABLE)

LEGEND

- CONCRETE
- BITUMINOUS CONCRETE
- BLOCK WALL
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- T.C. 00.00 TOP OF CURB ELEVATION
- B.C. 00.00 BOTTOM OF CURB ELEVATION
- T.W. 00.00 TOP OF WALL ELEVATION
- B.W. 00.00 BOTTOM OF WALL ELEVATION

GRAPHIC SCALE



SCALE: 1"=20'

VERTICAL DATUM NAVD 1988

FILED MAP REFERENCE:

BEING ALL OF LOT 11 AND ALL OF LOT 12, AS SHOWN ON A MAP ENTITLED "PROPERTY OF E. J. LEHMANN, WEST ORANGE, N. J.," FILED AT THE ESSEX COUNTY REGISTER'S OFFICE ON JANUARY 21, 1924, AS MAP No. 795.

NOTES:

DIMENSIONS SHOWN TO THE STRUCTURE ARE FROM THE FOUNDATION OF THE STRUCTURE PERPENDICULAR TO THE PROPERTY LINE (UNLESS OTHERWISE NOTED).

DIMENSIONS SHOWN TO TREES & SHRUBS ARE FROM THE CENTER OF THE TREE OR SHRUB PERPENDICULAR TO THE PROPERTY LINE.

NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d).

THIS SURVEY IS BASED ON THE FOLLOWING DOCUMENTS:

- | | |
|--------------------------|--------------------------|
| FILED MAP No. 795 | DEED BOOK 4432, PAGE 397 |
| FILED MAP No. 2129 | DEED BOOK 4706, PAGE 880 |
| DEED BOOK 4855, PAGE 771 | DEED BOOK 4714 PAGE 557 |
| DEED BOOK 4120, PAGE 4 | DEED BOOK 4833, PAGE 479 |
| DEED BOOK 4775, PAGE 55 | |

GRAPHIC SCALE



SCALE: 1"=20'

THIS SURVEY IS MADE FOR THE BENEFIT OF:

IMMC993, LLC
REGAL BANK, ISAOA/ATIMA
WESTCOR LAND TITLE INSURANCE COMPANY
VAN NATTA TITLE AGENCY, INC.
MEYER MUSHEL, ESQUIRE

I DECLARE THAT THIS PLAN IS BASED ON A FIELD SURVEY MADE ON NOVEMBER 10, 2020, BY ME, OR UNDER MY IMMEDIATE SUPERVISION, IN ACCORDANCE WITH N.J.A.C. 13:40-5.1, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, CORRECTLY REPRESENTS THE CONDITIONS FOUND ON THE DATE OF THE FIELD SURVEY, EXCEPT SUCH EASEMENTS, IF ANY, BELOW THE SURFACE OF THE LANDS AND NOT VISIBLE.

THIS PLAN IS MADE TO PROVIDE INFORMATION TO THE TITLE INSURER SO THAT IT MAY INSURE TITLE TO THE LANDS SHOWN HEREON AND FOR THE MORTGAGE HOLDER NAMED ABOVE. THIS DECLARATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES FOR THIS TRANSACTION ONLY AND NOT TRANSFERABLE, EXCEPT AS PROVIDED HEREON.

THIS SURVEY IS FOR THIS TRANSACTION ONLY. THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR ASSUMES NO LIABILITY IF THIS SURVEY IS ILLEGALLY USED FOR A SURVEY AFFIDAVIT OF NO CHANGE.

TEUNISEN SURVEYING & PLANNING CO., INC.

CERTIFICATE OF AUTHORIZATION No. GA 276928
RECORDS OF: L.T. CHURCHILL; C. ALFRED ENANDER; V. FASANO; ARTHUR LENNOX; GRANT H. LENNOX; WALTER A. KAFKA; ALBERT J. ST. LOUIS
319 SOUTH AVENUE FANWOOD, NEW JERSEY 07023
TELEPHONE: (908) 233-3550 E-MAIL: ED@TEUNISENSURVEYING.COM

BOUNDARY RETRACEMENT SURVEY OF PROPERTY KNOWN AS
TAX MAP LOT 6 BLOCK 172.02
SITUATED IN THE
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, N. J.

Edward R. Teunisen 01-10-22

EDWARD R. TEUNISEN
NEW JERSEY PROFESSIONAL LAND SURVEYOR No. 23140
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR No. 025234-E
NEW JERSEY PROFESSIONAL PLANNER No. 01893

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE IN RED INK AND HAS RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR.

TITLE NO:	DWG. BY:	CHECKED BY:	DATE:	SCALE:	TSP. No.	1
VN 9880	L.A.T.	E.R.T.	11-11-20	1"=20'	30519	1