

ENSURPLAN, INC.

PROFESSIONAL ENGINEERS AND LAND SURVEYORS
Certificate of Authorization No. 24GA27997700
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July 14, 2022

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John J. Hess, PE, PP, CME
Planning Board Engineer
West Orange Municipal Building
25 Lakeside Avenue
West Orange, NJ 07052

RE: Our File #29652
Application No. PB 22-06
732 Eagle Rock Avenue LLC
Minor Subdivision review #1
59-61 Edgewood Avenue
Block 159; Lot 20
Your File #VWRP0159.01

Dear Mr. Hess,

Attached find copies of the Minor Subdivision Plan (1 Sheet) prepared for the above referenced property and dated Revised July 13, 2022.

The Subdivision Plan has been revised to address the following comments contained in your review letter dated July 7, 2022:

C1(c) – There are no proposed easements or dedications.

C1(d) – A list of regulatory approvals is on the plan.

C1(e) – Drainage calculations have been added to the plan.

C4 – Assumed Coordinate Values have been added to three property corners.

C5 - A separate certification statement has been added for the survey prepared by Schmidt Surveying dated April 1, 2022.

C6 – Certification language has been revised as requested.

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RE: Our File #29652 - Application No. PB 22-06

C7 – Certification Language has been revised as requested.

C8 – Certification language has been revised as requested.

C9 – Planning Board Block has been revised as requested.

C10(a) – Required lot frontage of 56.25 ft has been shown.

C10(b) – The minimum setbacks have been shown as 8 ft and 10 ft.

C10(c) – The principal combined side yard statement has been removed.

C10(d) – The maximum building height has been added.

C11 – The proposed street address have been added.

C12 – A survey error of closure statement has been added.

C14 – The storm-water runoff note has been added as requested. Drainage calculations have been added.

Please contact me with any questions.

Regards,



Nancy J. Scott,
NJ PLS #GS35875

Cc: File

Affidavit of Ownership

State of New Jersey
County of Essex

I Amoghene Umude, residing at 43 Edgewood Ave, WEST ORANGE, New Jersey 07052, being of legal age, depose and say that:

Description Property

I am presently the owner of real property situated at 59-61 Edgewood Ave, WEST ORANGE, New Jersey 07052 and legally described as:Single family dwelling located on Block 159 Lot 20 in 59-61 Edgewood Ave West Orange New Jersey 07052

Ownership

I acquired ownership of the above property by deed dated June 02, 2022, recorded in the ESSEX County Clerk's Office on June 02, 2022, in Book 5579 of Deeds at Page 292.

Possession

I personally took possession of the property from the date of purchase and I have remained in continuous open, peaceful and notorious possession of the Property since that date.

I have no knowledge of any facts which would indicate that my title or possession of the subjectreal property would be called into question or dispute.

To my knowledge, my title to the subject premises has never been disputed, rejected or questioned.

Lien and Encumbrances

No claim or action has been brought to my attention which questions my title or right to possession of the property and, to my knowledge, no actions are pending against me in any court.

There are no judgments against me which are unpaid in any court of New Jersey or of the U.S., and the subject premises are free from all liens and encumbrances.

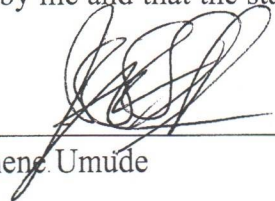
No proceedings in bankruptcy have been brought by or against me in any court, nor have I made an assignment for the benefit of creditors, nor have I made any other type of creditor arrangements.

Purpose

This affidavit is being made Proof of Ownership.

Oath or Affirmation

I certify under penalty of perjury under New Jersey law that I know the contents of this Affidavit signed by me and that the statements are true and correct.



Amoghene Umude

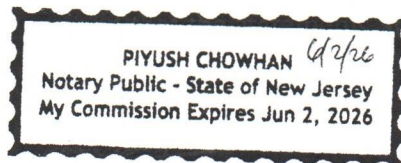
7/15/22

July 15, 2022

STATE OF NEW JERSEY, COUNTY OF ESSEX, ss:

On this 15 day of July, 2022, before me,
Amoghene F Umude, personally appeared Amoghene Umude, known to me
(or satisfactorily proven) to be the persons whose names are subscribed to the within Affidavit,
and, being first duly sworn on oath according to law, deposes and says that he/she has read the
foregoing Affidavit subscribed by him/her, and that the matters stated herein are true to the best of
his/her information, knowledge and belief.

In witness whereof I hereunto set my hand and
official seal.





Notary Public

Notary

Title (and Rank)

My commission expires June 2, 2026