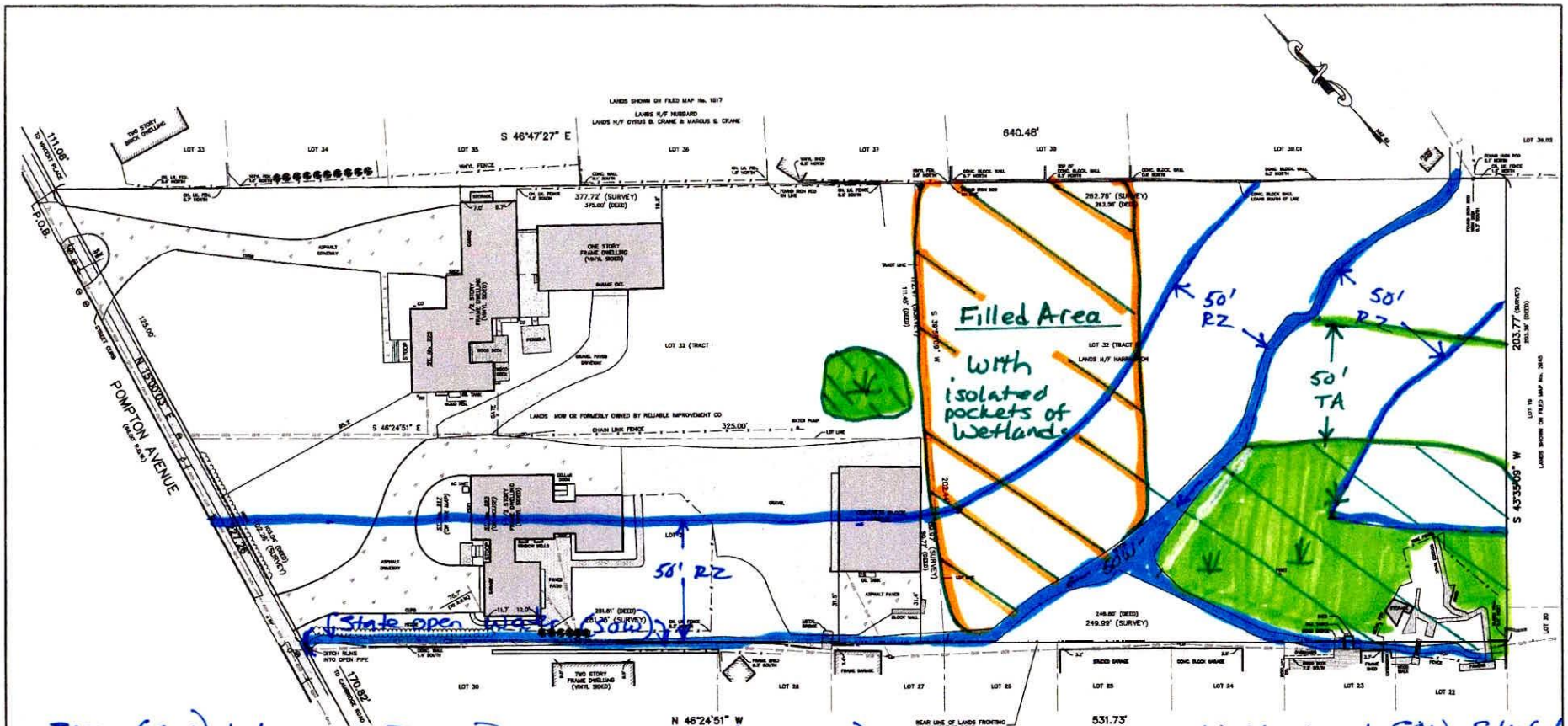

Stream (SOW) tributary to Taylor Brook FW2-NT (50' RZ)
Drainage Area ≈ 25 ac (No floodplain)

Wetland and SOW Sketch
PK Environmental
4/6/2023

GENERAL NOTES

1. Total lot area = 118,309 sq. ft. or 2.716 acres.
2. This survey is subject to the facts and findings of a complete title search.
3. This survey is not valid unless signed and sealed by the licensed surveyor.
4. Per the National Flood Insurance Program Map No. 34013C 0183 F with an effective date of June 4, 2007 the property shown here on falls in Zone X and does not fall in a Special Flood Hazard Area.

LEGEND

- PROJECT BOUNDARY LINE
- OVERHEAD WIRES
- CURB LINE
- DROP CURB
- FENCE
- CATCH BASIN
- INLET
- GAS VALVE
- WATER VALVE
- CLEAN OUT
- UNMARKED MANHOLE
- SIGN POST
- LIGHT POLE
- UTILITY POLE
- UTILITY POLE WITH CONDUIT
- CONCRETE
- ASPHALT
- SLATE

DESCRIPTION

BEGINNING at point on the easterly sideline of Pompton Avenue, said point being distant 111.08 feet southerly from the corner formed by the intersection of the said easterly sideline of Pompton Avenue with the southerly sideline of Vincent Place; thence running

1) Easterly along the lands now or formerly of Hubbard, South 46 degrees 47 minutes 27 seconds East, 640.48 feet to a point, thence
2) South 43 degrees 35 minutes 09 seconds West, 203.77 feet to a point on the rear line of lots fronting on Cambridge Road, thence
3) Easterly along said line, North 46 degrees 24 minutes 51 seconds West, 531.73 feet to a point on the aforesaid easterly sideline of Pompton Avenue, thence
4) Northerly along said sideline, North 15 degrees 00 minutes 03 seconds West, 227.26 feet to the POINT AND PLACE OF BEGINNING.

The above described parcel contains 118,309 square feet or 2.716 acres of land.

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

SITE PHOTO

SCAN FOR ZONING INFORMATION

DRAWN BY: R. RAHJ	DATE: 5-23-2023
CHECKED BY: M. PRONESTI	SCALE: 1"=20'
JOB No. 20523	SHEET 1 OF 1

© PRONESTI SURVEYING, INC.

No.	DATE	DESCRIPTION	BY

BOUNDARY SURVEY
OF
217-225 POMPTON AVENUE
LOTS 31 & 32 IN BLOCK 104 ON TAX MAPS OF

TOWNSHIP OF VERONA ESSEX COUNTY NEW JERSEY

PREPARED FOR
GREG PAGLIANITE & JACK MACEVOY

PRONESTI SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

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