MAP NOTES:

1. KNOWN AND DESIGNATED AS TAX MAP LOT 4 BLOCK 303 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAPS PREPARED FOR THE TOWNSHIP OF VERONA. ESSEX COUNTY, NEW JERSEY, TAX MAP SHEET No. 3, AND KNOWN AND DESIGNATED AS TAX MAP LOT 5 BLOCK 301 AND TAX MAP LOT 1 BLOCK 401 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAPS PREPARED FOR THE TOWN OF MONTCLAIR, ESSEX COUNTY, NEW JERSEY, TAX MAP SHEETS Nos 3 & 4.

2. HORIZONTAL – NAD 1983 AND VERTICAL DATUM – NAVD 1988; BASED ON GPS OBSERVATIONS BY MATRIX NEW WORLD ENGINEERING, LAND SURVEYING AND LANDSCAPE ARCHITECTURE, P.C. ON SEPTEMBER 12, 2019 AND REFERRING TO LEICA SMARTNET CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK.
VERTICAL BENCHMARKS: P.K. NAIL SET CONCRETE WALK ALONG THE WESTERLY SIDE OF AFTERGLOW AVENUE FRONTING TAX LOT 27 BLOCK 203. ELEV.= 514.25 (NAVD 1977) SHOWN HEREON.

3. FIELD SURVEY WAS PERFORMED BY MATRIX NEW WORLD ENGINEERING, LAND SURVEYING AND LANDSCAPE ARCHITECTURE, P.C. BETWEEN SEPTEMBER 12, 2019 AND SEPTEMBER 20, 2019. THIS SURVEY REFLECTS THE CONDITIONS AS OF SEPTEMBER 20, 2019 AND MAY NOT SHOW CURRENT CONDITIONS AFTER THE DATE OF SEPTEMBER 20, 2019.

4. THIS SURVEY WAS PREFORMED BASED ON A TITLE INSURANCE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;
ISSUING AGENT: GOTHAM ABSTRACT & SETTLEMENT, LLC
ISSUING OFFICE FILE NUMBER: GANJ1028–19
COMMITMENT DATE: JULY 12, 2019

5. NOT ALL LOT LINES OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREON HAVE BEEN FIELD SURVEYED AND ARE SHOWN AS A GRAPHICAL REPRESENTATION OF EXISTING LOT LINES BASED ON DEED, FILED MAPS AND TAX MAP INFORMATION.

6. THE LOT AND BLOCK NUMBERS BEING OUTSIDE THE BOUNDS OF THE SURVEYED PROPERTY, ALONG WITH ROADWAY NAMES AND ROADWAY WIDTHS, SHOWN HEREON ARE BASE UPON THE CURRENT TAX MAPS PREPARED FOR THE TOWNSHIP OF VERONA AND THE TOWN OF MONTCLAIR., ESSEX COUNTY, NEW JERSEY.

7. EXCEPT AS SHOWN NO UNDERGROUND UTILITIES HAVE BEEN INVESTIGATED AND/OR FIELD LOCATED. MATRIX NEW WORLD ENGINEERING, LAND SURVEYING AND LANDSCAPE ARCHITECTURE, P.C. MAKES NO GUARANTEES THAT ALL UNDERGROUND UTILITIES ARE SHOWN HEREON AND THAT THE EXACT LOCATIONS OF THE UNDERGROUND UTILITIES INDICATED ON THIS PLAN ARE APPROXIMATE. ALL UTILITY LOCATIONS MUST BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR TO DESIGN, EXCAVATION OR CONSTRUCTION.

8. SUBJECT TO THE RIGHTS AND RESTRICTIONS OF ALL EASEMENTS BEING WITHIN AND/OR CROSSING THE SURVEYED BOUNDS AS SHOWN, IF ANY.

9. SUBJECT TO ROAD RIGHT–OF–WAY, ALL EASEMENTS, ORDINANCES, COVENANTS AGREEMENTS AND/OR RESTRICTIONS OF RECORD, IF ANY.

10. SUBJECT TO SUB–SURFACE CONDITIONS AND/OR ENCROACHMENTS, IF ANY.

11. SUBJECT TO THE RIGHTS OF UTILITY COMPANIES, IF ANY.

12. SUBJECT TO COUNTY OF ESSEX EASEMENT FOR SLOPE RIGHTS AS CONTAINED IN DEED BOOK 2893 PAGE 97 AND DEED BOOK 3196 PAGE 527 (THE EASEMENT DESCRIBED IN DEED BOOK 3196 PAGE 527 IS PLOTTED AND IS LARGER THAN AND INCLUDES A CERTAIN AREA OVER WHICH SLOPE RIGHTS CONTAINED IN DEED BOOK 2893 PAGE 97).

14. SUBJECT TO A 15'–3" EGRESS & INGRESS EASEMENT ACROSS TAX MAP LOT 5 BLOCK 301 AS SHOWN ON MAP REFERENCE No. 1, LISTED HEREON (PLOTTED).

15. SUBJECT TO THE RESTRICTIONS CONTAINED IN DEED BOOK D38 PAGE 328, DEED BOOK B45 PAGE 421, AND DEED BOOK Q75 PAGE 307.

16. MAYBE SUBJECT TO THE RESTRICTIONS CONTAINED IN DEED BOOK 5489 PAGE 92 AND DEED BOOK 12371 PAGE 1521.

17. AT THE TIME AND DATE OF THIS SURVEY NO WETLANDS FLAGS WERE OBSERVED. THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO MAKE ANY DETERMINATION AS TO THE EXISTENCE OR NON–EXISTENCE OF WETLANDS. THEREFORE, NO STATEMENT IS BEING MADE NOR IMPLIED HEREON BY THE FACT THAT NO EVIDENCE OF WETLANDS IS DEPICTED HEREON. THE CLIENT SHOULD PURSUE THESE ISSUES SEPARATE FROM THE PREPARATION OF THIS SURVEY.

18. THE APPROXIMATE LOCATION OF THE MUNICIPAL BOUNDARY LINE, SHOWN HEREON, WAS NOT FIELD SURVEYED AND IS A GRAPHICAL REPRESENTATION THAT WAS BASED UPON MAP REFERENCE No. 1 LISTED HEREON.

19. SUBJECT TO THE RESTRICTIONS CONTAINED IN DEED BOOK D38 PAGE 328 AND DEED BOOK Q75 PAGE 307. THE EASEMENT REFERRED TO IN THE DEEDS, AND SHOWN ON MAP REFERENCE No. 1 LISTED HEREON, BEING WITHIN THE SUBJECT PROPERTY IS PLOTTED.

20. MAYBE SUBJECT TO THE RESTRICTIONS BEING ALONG THE LINE OF ABRAM L. CROSS REFERRED TO IN DEED BOOK B45 PAGE 421. THE APPROXIMATE ABRAM L. CROSS SOUTHERLY LINE SHOWN HEREON IS BASED UPON THE CERTAIN TRACT OR PARCEL OF LAND DESCRIBED IN DEED BOOK 3580 PAGE. THE LOCATION OF THAT CERTAIN TRACT OR PARCEL OF LAND, ALONG WITH THE FIRST AND SECOND TRACTS REFERRED TO IN DEED BOOK B45 PAGE 421 COULD NOT BE DETERMINED BY THE RECORD DOCUMENT.

21. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C14 (N.J.S.A. 45:8–36.3) AND N.J.A.C 13:40–5(D).

FEMA FLOOD NOTES

THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING SPECIAL FLOOD HAZARD AREAS AS PER THE FIRM FLOOD INSURANCE RATE MAP:

FIRM FLOOD INSURANCE RATE MAP ESSEX COUNTY, NEW JERSEY (ALL JURISDICTIONS) PANEL 103 OF 200 CONTAINS: VERONA, TOWNSHIP OF, AND MONTCLAIR, TOWNSHIP OF MAP NUMBER 34013C0103F, EFFECTIVE DATE JUNE 4, 2007

UNSHADED ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

NOTE: AT THE TIME AND DATE OF THIS SURVEY, NO PRELIMINARY FLOOD HAZARD DATA WAS FOUND AND/OR PUBLISHED ON THE FEMA MAP SERVICES CENTER – PRELIMINARY FEMA MAP PRODUCTS WEBSITE. AS PER POTENTIAL CHANGES TO THE FEMA PRELIMINARY FIRM INSURANCE RATE MAPS, MATRIX NEW WORLD ENGINEERING, LAND SURVEYING AND LANDSCAPE ARCHITECTURE, P.C. MAKES NO GUARANTEES THAT THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A FEMA PRELIMINARY FLOOD HAZARD ZONE. ALL FEMA FLOOD HAZARD ZONE INFORMATION MUST BE VERIFIED.

THE ABOVE FEMA FLOOD HAZARD INFORMATION WAS OBTAINED ON SEPTEMBER 20, 2019 FROM THE FOLLOWING FEMA WEBSITE: msc.fema.gov/portal/advanceSearch

MAP REFERENCES:

1. "SURVEY OF PROPERTY SITUATED IN THE BOROUGH OF VERONA AND THE TOWN OF MONTCLAIR, ESSEX COUNTY, NEW JERSEY. DESCRIBED AS LOT 4 BLOCK 13 ON THE TAX MAP OF VERONA, N.J. AND LOTS 5 BLOCK 301 & LOT 1 BLOCK 401 ON THE TAX MAP OF MONTCLAIR, N.J. ALSO KNOWN AS No. 1 SUNSET AVENUE", PREPARED BY DECKER & CORIELL, INC., DATED OCTOBER 15, 2000.

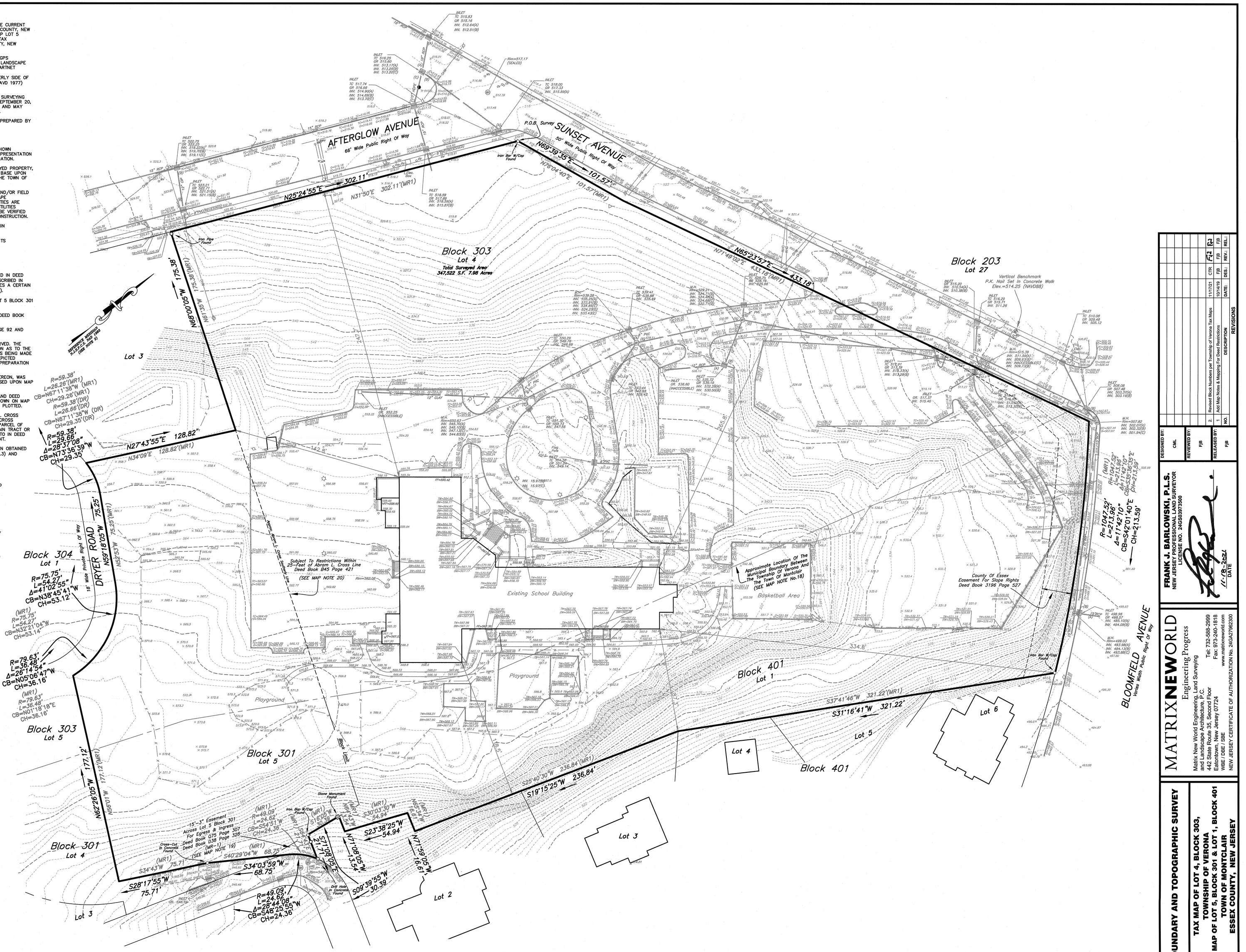
2. "THE CHILDREN'S INSTITUTE SITUATED IN TOWNSHIP OF VERONA/TOWNSHIP OF MONTCLAIR ESSEX COUNTY, NEW JERSEY EXISTING CONDITIONS MAP", PREPARED BY HENDERSON AND BODWELL, LLP CONSULTING ENGINEERS, DATED MAY 24, 2006 , LAST REVISED JANUARY 29, 2007.

DEED REFERENCE:

1. DEED BOOK 5293 PAGE 373
2. DEED BOOK 4383 PAGE 1152
3. DEED BOOK 4347 PAGE 93
4. DEED BOOK 2893 PAGE 97
5. DEED BOOK 3196 PAGE 527
6. DEED BOOK D38 PAGE 328
7. DEED BOOK B45 PAGE 421
8. DEED BOOK Q75 PAGE 307
9. DEED BOOK 12371 PAGE 1521

LEGEND

P.O.B.	POINT OF BEGINNING (SURVEY & DEED)
MR1	MAP REFERENCE NUMBER
	BOUNDARY LINE
	EXISTING ROW
	LOT LINE
	EDGE OF PAVEMENT
Face of Curb	CURB LINE
Depressed Curb	DEPRESSED CURB
	EDGE OF PAVEMENT
— x — x — x —	FENCE
— W — W —	WATER LINE
	STORM DRAIN
MH	UNKNOWN MANHOLE
	STORM DRAINAGE INLET
	GUIDE RAIL
OHW OHW	OVER HEAD WIRE
14	CONTOURS MINOR
15	CONTOURS MAJOR
	RETAINING WALL
TW	TOP OF WALL
BW	BOTTOM OF WALL
x 56.00	SPOT ELEVATION
G 56.00	BOTTOM OF CURB
TC 105.17	TOP OF CURB
GR 104.50	GRATE ELEVATION
	GENERAL SIGN
	GAS VALVE
	FIRE HYDRANT
WV	WATER VALVE
	UTILITY POLE
	GUY ANCHOR
	LIGHT POLE
	BOLLARD



CERTIFIED TO:
BNE Acquisitions, LLC;

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE ON THE DATE SHOWN BELOW, BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

THIS CERTIFICATION IS GIVEN SOLELY TO THE NAMED PARTIES EXCEPT AS FOLLOWS:
A. TO THE TITLE INSURER SO THAT IT MAY INSURE TITLE TO THE PREMISES SHOWN HEREON;
B. TO THE MORTGAGE HOLDER, THE CERTIFICATION SHALL SURVIVE TO ITS SUCCESSORS OR ASSIGNS.

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.

NO.	DESCRIPTION	DATE:	DES.:	REV.:	REL.:
1.	Add Map Notes & Maps/Hy For Deed Restrictions	10/14/19	FJB	FJB	
2.	Revised Block Numbers per Township of Verona Tax Maps	11/17/21	CTR	FJB	

REVISIONS

DESIGNED BY: CML
REVIEWED BY: FJB
RELEASED BY: FJB

FRANK J. BARLOWSKI, P.L.S.
NEW JERSEY PROFESSIONAL LAND SURVEYOR
LICENSE NO. 24GS03973500

11-18-2021
DATE

MATRIXNEWORLD
Engineering Progress
Land Surveying
Matrix New World Engineering, Land Surveying and Landscape Architecture, P.C.
442 State Route 35, Second Floor
Eatontown, New Jersey 07724
WBE / DBE / SBE
Tel: 732-688-2999
Fax: 973-240-1818
www.matrixnewworld.com
NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 24GA27962300

BOUNDARY AND TOPOGRAPHIC SURVEY

TAX MAP OF LOT 4, BLOCK 303,
TOWNSHIP OF VERONA
TAX MAP OF LOT 5, BLOCK 301 & LOT 1, BLOCK 401
TOWN OF MONTCLAIR
ESSEX COUNTY, NEW JERSEY

PROJECT NUMBER: 19-720
DATE: 09/12/19
SCALE: 1"=30'

SHEET 1 OF 1

Plotted: 11/18/2021 11:38 AM, By: Chris Russo
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