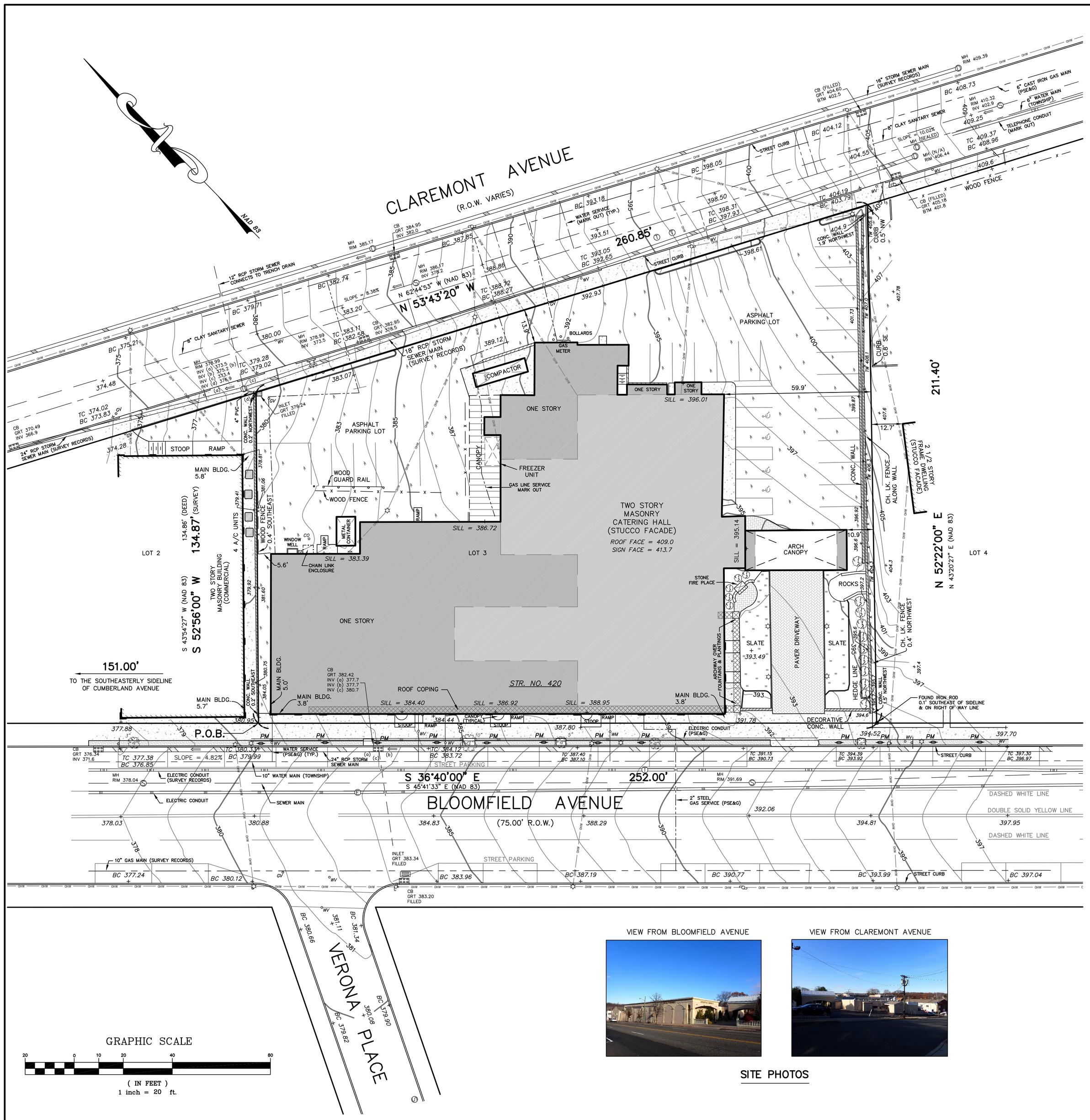

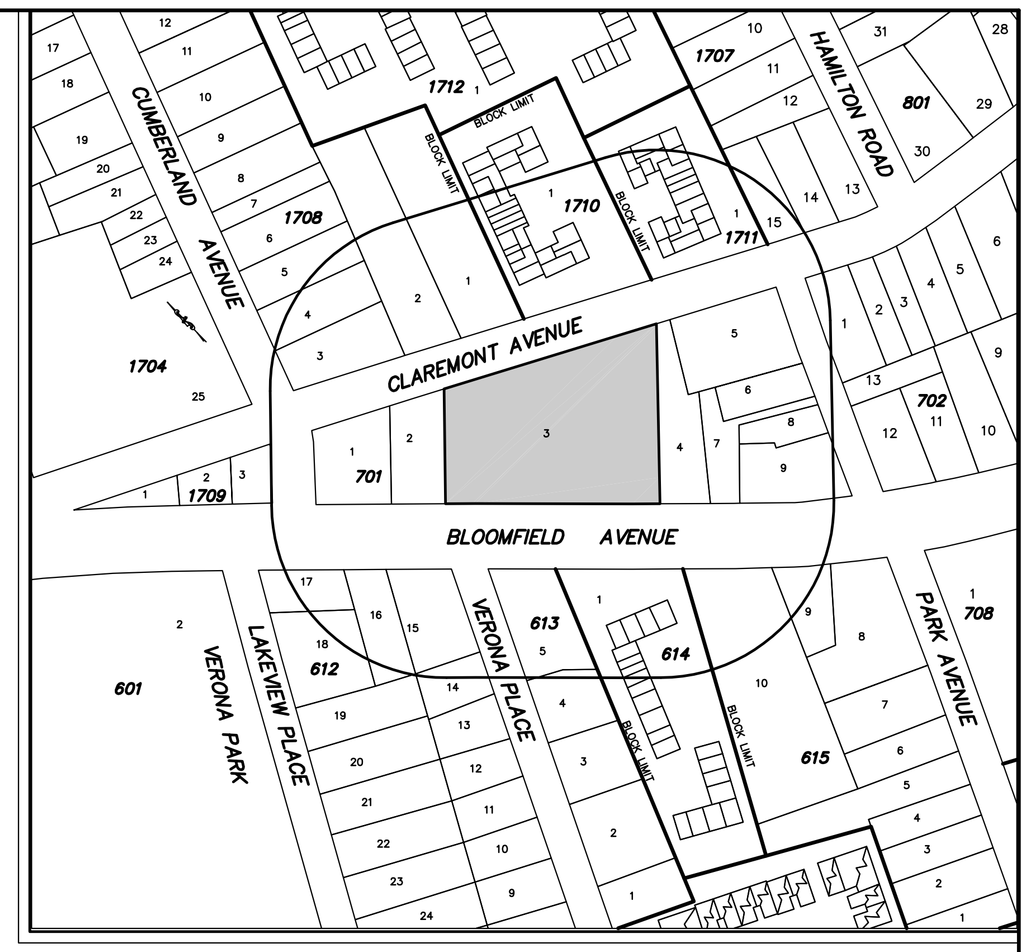

200' RADIUS AREA MAP
NOT TO SCALE

GENERAL NOTES

1. Locations and types of utilities shown hereon are derived from field location and available utility maps. Prior to any excavation contact the Township of Verona Engineer's office, sewer, and water departments, the local carriers of telephone and cable, and Public Service Electric & Gas Co.

   For location, depth and mark-out of utilities you must call 800-272-1000

2. All elevations and contours shown are existing and are based on NAVD 88, derived from Global Positioning System, (GPS). Said elevations based on the "Continuously Operating Reference Station" (CORS), positioned at NJIT.

3. Total lot area = 43,484 sq. ft. or 0.998 acres.

4. This survey is subject to the facts and findings of a complete title search.

5. This survey is not valid unless signed and sealed by the licensed surveyor.

6. Per the National Flood Insurance Program Map No. 34013C 0103F 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.

DESCRIPTION

BEGINNING at a point on the northeasterly sideline of Bloomfield Avenue, said point being distant 151.00 feet southeasterly from the corner formed by the intersection of the said northeasterly sideline of Bloomfield Avenue with the southeasterly sideline of Cumberland Avenue; thence running

1) Along the said northeasterly sideline of Bloomfield Avenue, South 36 degrees 40 minutes 00 seconds East, 252.00 feet to a point, thence

2) North 52 degrees 22 minutes 00 seconds East, 211.40 feet to a point on the southwesterly sideline of Claremont Avenue, thence

3) Northwesterly along said sideline, North 53 degrees 43 minutes 20 seconds West, 260.85 feet to a point, thence

4) South 52 degrees 56 minutes 00 seconds West, 134.87 feet to a point on the aforesaid northeasterly sideline of Bloomfield Avenue and the **POINT AND PLACE OF BEGINNING.**

The above described parcel contains 43,484 square feet or 0.998 acres of land.

LEGEND

PROJECT BOUNDARY LINE	SANITARY MAN HOLE
OHW — OVERHEAD WIRES	TELEPHONE MANHOLE
CURB LINE	ELECTRIC MANHOLE
DROP CURB	UNMARKED MANHOLE
FENCE	STORM DRAIN MANHOLE
CATCH BASIN	DIRECTION OF SEWER FLOW
INLET	+ 384.83 SPOT ELEVATION
GV GAS VALVE	385 EXISTING CONTOUR LINE
GM GAS METER	MW MONITORING WELL
WV WATER VALVE	IRRIG. CONTROL VALVE
FH FIRE HYDRANT	V UNMARKED VALVE
SIGN POST	OF OIL FILL CAP
LIGHT POLE	CO CLEAN OUT
UTILITY POLE	PM PARKING METER
UTILITY POLE WITH CONDUIT	TRAFFIC LIGHT
CONCRETE	24" DECIDUOUS TREE (DIAMETER)
ASPHALT	6" EVERGREEN TREE (DIAMETER)
ADA DETECTION PAD	

VIEW FROM BLOOMFIELD AVENUE

VIEW FROM CLAREMONT AVENUE

SITE PHOTOS

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: 40–5.2(d).

No.	DATE	DESCRIPTION	BY

BOUNDARY AND TOPOGRAPHIC SURVEY

OF
420 BLOOMFIELD AVENUE
LOT 3 IN BLOCK 701 ON TAX MAPS OF

TOWNSHIP OF VERONA ESSEX COUNTY NEW JERSEY

PREPARED FOR
JARMEL KIZEL ARCHITECTS AND ENGINEERS, INC.

SCAN FOR ADDITIONAL INFORMATION

© PRONESTI SURVEYING, INC.

NJ CERTIFICATE OF AUTHORIZATION: 24GA28072100

DRAWN BY: M.G. PRONESTI	DATE: 11-20-2024
CHECKED BY: M. PRONESTI	SCALE: 1"=20'
JOB No. 56140	SHEET 1 OF 1

PRONESTI SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

870 POMPTON AVENUE, SUITE B1
CEDAR GROVE, NJ 07009
TEL. (973) 857–3319 • FAX (973) 857–3608
www.PRONESTI.com

MICHAEL PRONESTI, P.L.S.
PROFESSIONAL LAND SURVEYOR
NJ LIC. No. 37605

Michael Pronesti
Digitally signed by Michael Pronesti
Date: 2026.06.02 12:09:29 -04'00'