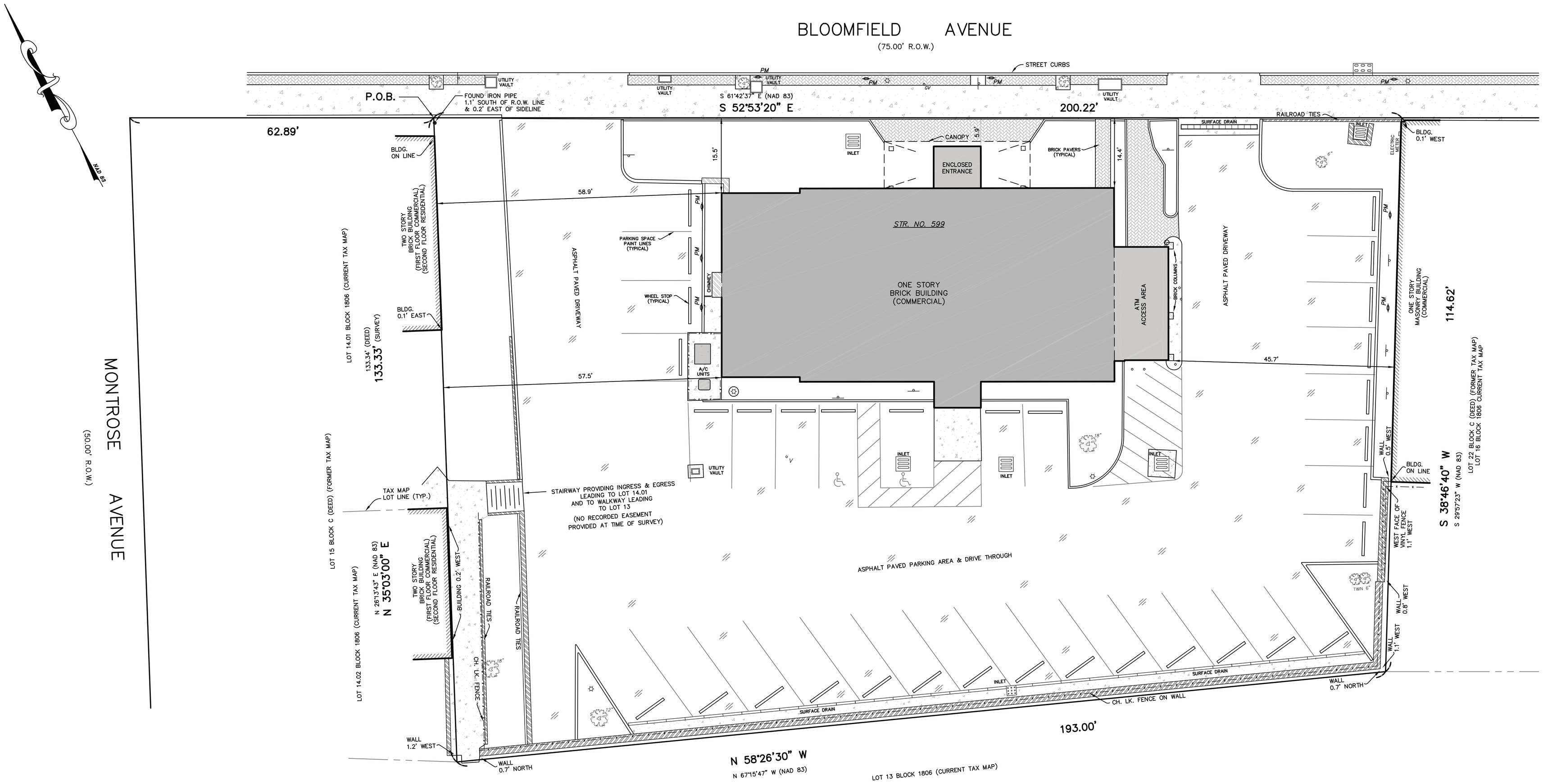




SITE PHOTO

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

DESCRIPTION

BEGINNING at a point in the southerly sideline of Bloomfield Avenue, said point being distant 62.89 feet easterly from the corner formed by the intersection of the said southerly sideline of Bloomfield Avenue with the easterly sideline of Montrose Avenue; thence running

1) Along the said southerly sideline of Bloomfield Avenue, South 52 degrees 53 minutes 20 seconds East, 200.22 feet to a point, thence
2) South 38 degrees 46 minutes 40 seconds West, 114.62 feet to a point, thence
3) North 58 degrees 26 minutes 30 seconds West, 193.00 feet to a point, thence
4) North 35 degrees 03 minutes 00 seconds West, 133.33 feet to the aforesaid southerly sideline of Bloomfield Avenue and the **POINT AND PLACE OF BEGINNING.**

The above described parcel contains 24,312 square feet or 0.558 acres of land.

GENERAL NOTES

1. Total lot area = 24,312 sq. ft. or 0.558 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. 3413C 0103 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
- CURB LINE
- DROP CURB
- FENCE
- CATCH BASIN
- INLET
- UNMARKED VALVE
- GAS VALVE
- SIGN POST
- LIGHT POLE
- CONCRETE
- ASPHALT
- PARKING METER
- 24" DECIDUOUS TREE (DIAMETER)

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 SURVEY

OF
599 BLOOMFIELD AVENUE
LOT 15 IN BLOCK 1806 ON TAX MAPS OF

TOWNSHIP OF VERONA ESSEX COUNTY NEW JERSEY

PREPARED FOR
BLOOM & CENTER LLC

SCAN FOR PHOTOS, ZONING & ADDITIONAL INFORMATION

© PRONESTI SURVEYING, INC.

NJ CERTIFICATE OF AUTHORIZATION: 24GA28072100	
DRAWN BY: G.R. PRONESTI	DATE: 11-22-2023
CHECKED BY: G.R. PRONESTI	SCALE: 1"=10'
JOB No. 55773	SHEET 1 OF 1

PRONESTI SURVEYING, INC.
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PROFESSIONAL LAND SURVEYOR
NJ LIC. No. 16202