

NOTE: OFFSETS SHOWN HEREON ARE FOR TITLE PURPOSES ONLY. ALTHOUGH ABSOLUTE, OFFSET DIMENSIONS ARE NOT TO BE USED FOR PERMANENT CONSTRUCTION. THIS CERTIFICATION IS MADE ONLY TO THE MAPPER'S BEST KNOWLEDGE AND BELIEF OF THE PROPERTY LINED BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE, INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY ADJUSTMENT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY. THIS SURVEY IS INVALID WITHOUT THE EMBOSSED SEAL OF THE SURVEYOR. SUBJECT TO ALL EASEMENTS OR RIGHTS-OF-WAYS OF RECORD. SUBJECT TO ANY FACTS THAT A TITLE SEARCH WOULD DISCLOSE. SUB-SURFACE UTILITIES HAVE NOT BEEN LOCATED OR OTHERWISE INDICATED.

STUYVESANT (52' WIDE) AVENUE (AS LAID OUT & IMPROVED)

N 58°30'04"E 52.80' CHORD
IRREGULAR CURVE

N 45°41'21"E 200.24' CHORD

N 41°30'00"W

LAKE (50' WIDE) AVENUE

N 41°30'00"W 187.41'

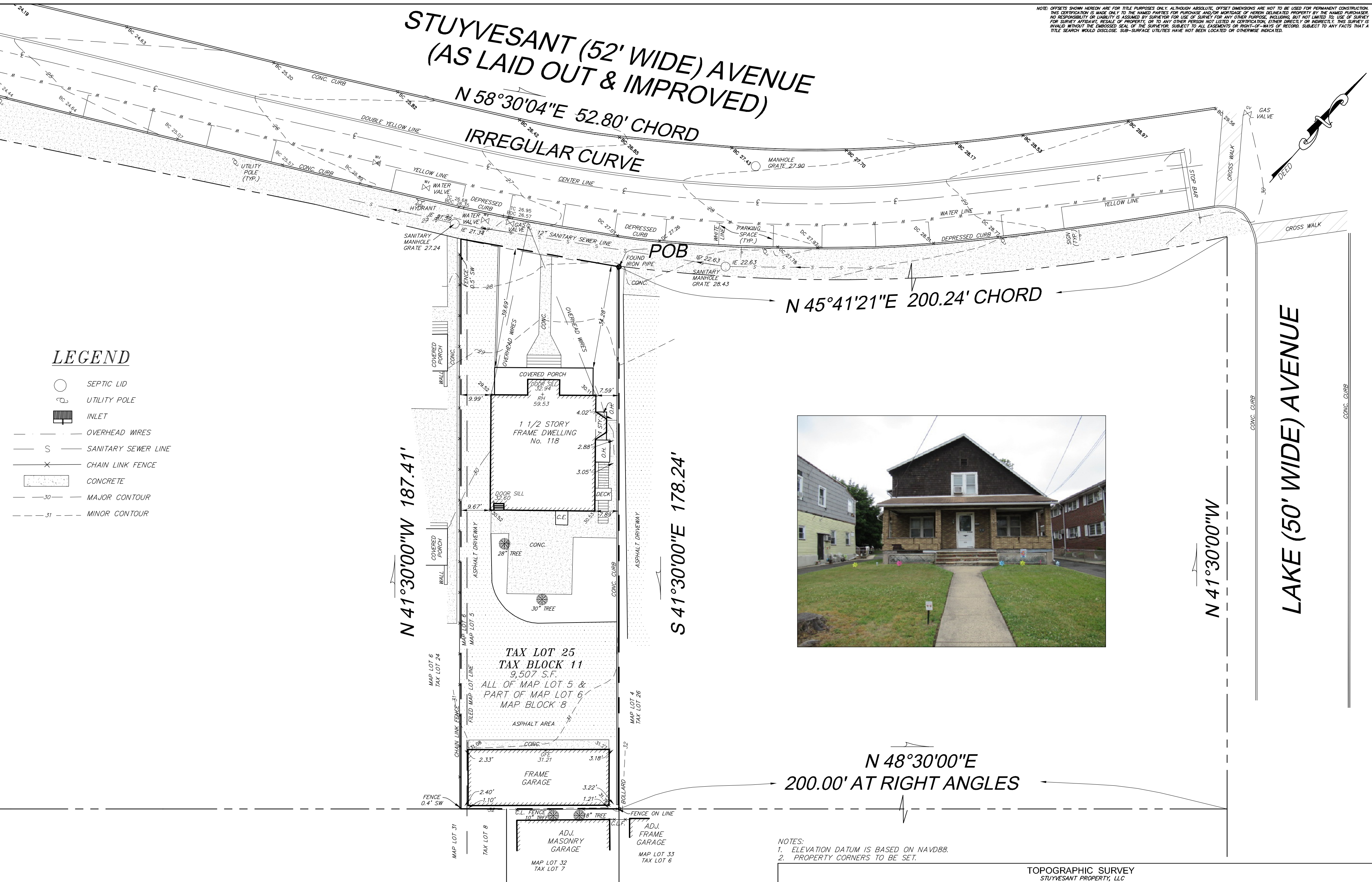
S 41°30'00"E 178.24'

N 48°30'00"E
200.00' AT RIGHT ANGLES

S 48°30'00"W 52.00'

LEGEND

- SEPTIC LID
- UTILITY POLE
- INLET
- OVERHEAD WIRES
- SANITARY SEWER LINE
- CHAIN LINK FENCE
- CONCRETE
- MAJOR CONTOUR
- MINOR CONTOUR



- NOTES:
- ELEVATION DATUM IS BASED ON NAVD88.
 - PROPERTY CORNERS TO BE SET.

TOPOGRAPHIC SURVEY
STUYVESANT PROPERTY, LLC
TOWNSHIP OF LYNDHURST, BERGEN COUNTY, N.J.

CERTIFIED TO:
STUYVESANT PROPERTY, LLC
EVIDENT TITLE AGENCY, INC.
STEWART TITLE COMPANY
LAWRENCE D. KATZ, ESQ.

MANNO SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS & PLANNERS
543 POST AVE. LYNDHURST, N.J. 07071
TEL. (201) 438-7454 FAX (201) 460-0132
EMAIL: VLEVEL42@GMAIL.COM

SCALE: 1" = 20'	DATE: 07/12/2022
TAX MAP LOT: 25	TAX MAP BLOCK: 11
FILE MAP LOT: ALL OF 5 & PART OF 6	FILE MAP BLOCK: 8

MAP REFERENCE:
BEING KNOWN and DESIGNATED as ALL OF LOT 5 AND PART OF LOT 6 in BLOCK 8 on a MAP ENTITLED, "MAP No. 3, OF PROPERTY OF THE RUTHERFORD PARK ASSOCIATION, UNION TOWNSHIP, BERGEN COUNTY, NEW JERSEY" FILED in the BERGEN COUNTY CLERK'S OFFICE JUNE 24, 1869 as MAP No. 96.
BEING ALSO KNOWN and DESIGNATED as LOT 25 in BLOCK 11 on the TAX MAP OF the TOWNSHIP OF LYNDHURST.

Vincent Manno, Professional Land Surveyor
Lic. No. 24GS03538400
Anthony J. Manno, Founder 1936-2011
CERTIFICATE OF AUTHORIZATION NO. 24GA28191300

NOTE: UTILITY LINE LOCATIONS ARE APPROXIMATE AND BASED UPON OBSERVED VISUAL EVIDENCE AND DEPICTED ON THIS MAP FOR ESTIMATING PURPOSES ONLY, TRUE AND ACTUAL LOCATIONS MUST BE IDENTIFIED AND VERIFIED BY PROPER AUTHORITY RESPONSIBLE FOR PLACEMENT AND MAINTENANCE OF SAID UTILITY LINES.

Job No. 22-319 Title Company Number: -