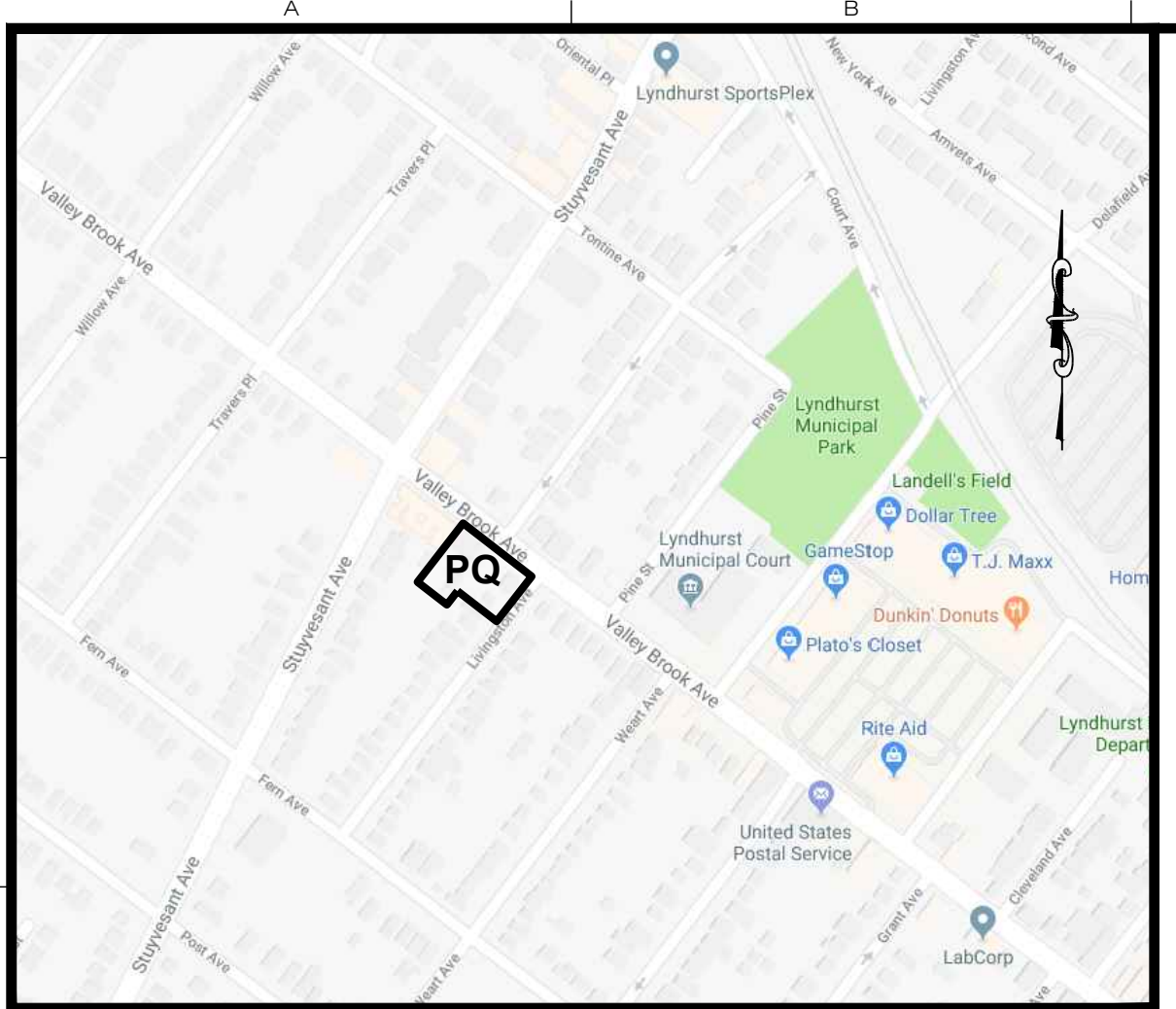


DRESDNER ROBIN

DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC.
1 EVERTRUST PLAZA, SUITE 901, JERSEY CITY, NJ 07302
TEL: 201.217.9200 FAX: 201.217.9607
NJ CERTIFICATE OF AUTHORIZATION: 246A27926000

JERSEY CITY • FAIRFIELD • ASBURY PARK • CHERRY HILL



AREA MAP
(AS PER GOOGLE MAPS)
NOT TO SCALE

NOTES:

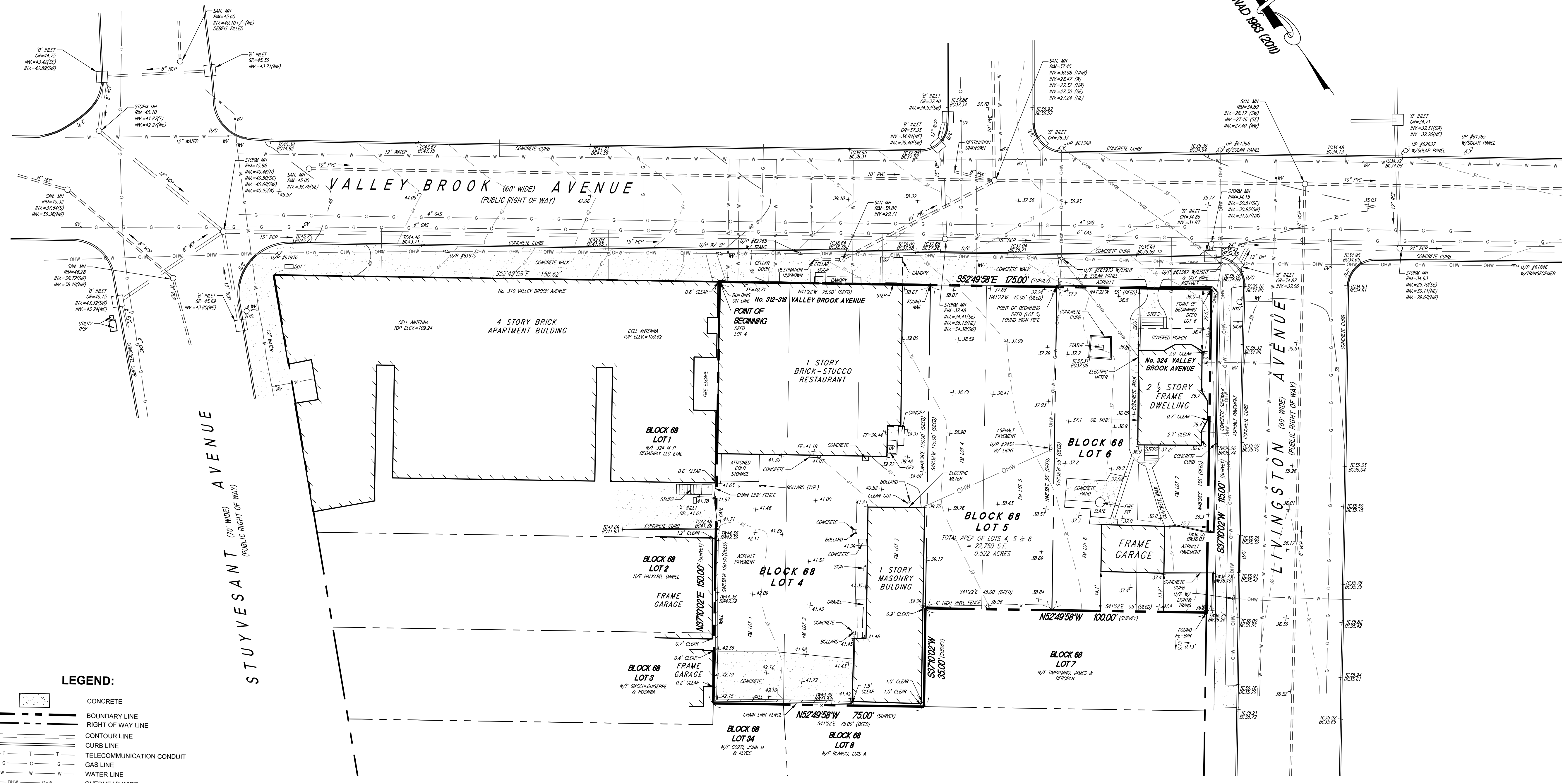
- THIS SURVEY WAS PREPARED BASED UPON INFORMATION APPEARING IN A REPORT OF TITLE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY No. OX09642186, FILE No. 080465, DATE OF POLICY: JUNE 1, 2015 AND OTHER INFORMATION.
- SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND AGREEMENTS OF RECORD.
- DEEDS OF RECORD: (LOTS 4 & 5 IN BLOCK 68)
DEED BOOK V1951, PAGE 1685 RECORDED ON JUNE 01, 2015
GRANTOR: R B PROPERTIES, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY
GRANTEE: 312 VALLEY BROOK, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY
- HORIZONTAL DATUM IS BASED UPON THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD 1983 (2011)) AS ESTABLISHED BY GPS.
- ALL DISTANCES AND AREAS SHOWN HEREON ARE GROUND, UNLESS OTHERWISE NOTED.
- FIELDWORK WAS COMPLETED ON APRIL 09, 2018.

REFERENCES:

- TAX MAP, TOWNSHIP OF LYNDHURST, BERGEN COUNTY, NEW JERSEY, SHEET No. 5.
- CITY OF JERSEY CITY SEWER MAP, SHEET No. 22.
- SUPPLEMENTAL MAP No. 2 OF PROPERTY AT LYNDHURST, UNION TOWNSHIP BERGEN COUNTY, NEW JERSEY BELONGING TO TRAVERS REALTY CO., COMPILED FROM SURVEY DATED NOVEMBER 1895 MADE BY JOHN C. PAYNE CE & SURVEYOR JERSEY CITY NEW JERSEY, BY WALTER TYLER CE AND SURVEYOR RUTHERFORD, NEW JERSEY JUNE 1908. FILED MAP No. 1023, FILED ON JULY 3, 1908.
- SURVEY OF PROPERTY OF 312 VALLEY BROOK, LLC TOWNSHIP OF LYNDHURST, BERGEN COUNTY, NEW JERSEY, PREPARED BY MANNO SURVEYING, INC. DATED MAY 1, 2015.
- SURVEY OF PROPERTY, LOT 6 IN BLOCK 68, TOWNSHIP OF LYNDHURST, BERGEN COUNTY, NEW JERSEY, DATED 08/29/16, JOB No. TT-25601.

UTILITY NOTES:

- THE LOCATION AND DEPTH OF ALL SUBSURFACE UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON OBVIOUS ABOVE GROUND PHYSICAL UTILITY APPEARANCES. THE EXACT DEPTH AND LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE VERIFIED BY OWNER, BY DIGGING TEST HOLES, PRIOR TO CONSTRUCTION. ADDITIONAL UTILITIES MAY EXIST.
- CONTRACTOR SHALL CALL 1-800-272-1000 FOR UTILITY MARK-OUT PRIOR TO DIGGING, EXCAVATING AND/OR CONSTRUCTION. EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, EXIST ON AND ADJACENT TO THIS SITE. EACH CONTRACTOR OR SUBCONTRACTOR IS TOTALLY RESPONSIBLE FOR DETERMINING THE LOCATION OF SUCH UTILITIES, BOTH ON AND ADJACENT TO THE SITE AND AT BUILDING ENTRY POINTS. PRIOR TO PROCEEDING WITH ANY WORK, EACH CONTRACTOR OR SUBCONTRACTOR IS FURTHER RESPONSIBLE FOR COORDINATING ANY REQUIRED UTILITY SHUT-DOWNS OR INTERRUPTIONS WITH BUILDING TENANTS BEING SERVICED BY SUCH UTILITIES.



LEGEND:

- CONCRETE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- CONTOUR LINE
- CURB LINE
- TELECOMMUNICATION CONDUIT
- GAS LINE
- WATER LINE
- OVERHEAD WIRE
- UNDERGROUND ELECTRIC LINE
- SURFACE ELEVATION
- TOP & BOTTOM OF CURB ELEVATION
- FINISH FLOOR ELEVATION
- WATER VALVE
- GAS VALVE
- UTILITY POLE
- HYDRANT
- CLEAN OUT

NO.	DATE	DESCRIPTION	BY
REVISIONS:			

OWNER:
MELI PLUMBING
51 CLEVELAND STREET
HACKENSACK, NEW JERSEY 07601

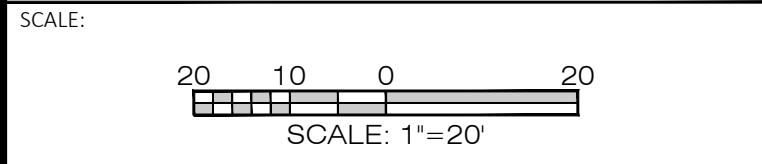
APPLICANT:
BOUNDARY AND TOPOGRAPHIC SURVEY

DRAWING TITLE:
BOUNDARY AND TOPOGRAPHIC SURVEY

PROJECT:
VALLEY BROOK AVENUE

LOCATION:
312-318 & 324 VALLEY BROOK AVENUE
LOTS 4, 5, & 6, BLOCK 68
TOWNSHIP OF LYNDHURST
BERGEN COUNTY,
NEW JERSEY

Greg S. Gloor 04/18/2018
GREG S. GLOOR
PROFESSIONAL SURVEYOR
NJ LICENSE NUMBER 24G503718900



DRAWN BY: AS	CHECKED BY: GSG	DRAWING NUMBER:
SCALE: 1" = 20'	DATE: 04-18-2018	
JOB No: 10938-002	SHEET 01 OF 01	