

- LEGEND:**
- AI : AREA INACCESSIBLE
 - BLDG: BUILDING
 - BLRD: BOLLARD
 - (C) : CAPPED MARKER
 - CLG : CEILING
 - C/O : CLEAN-OUT
 - (D) : DEED DIMENSION
 - DC : DEPRESSED CURB
 - FLR: FLOOR
 - GUY : GUY WIRE
 - HYD : HYDRANT
 - (T) : TREE
 - (WB) : WATER BOX
 - (GB) : GAS BOX
 - BW : BOTTOM OF WALL
 - CLG : CEILING
 - (M) : MANHOLE
 - (M) : MEASURED DIMENSION
 - (+) : MONITORING WELL
 - MON : MONUMENT
 - OHW : OVERHEAD WIRES
 - OIL : OIL FILLER
 - POB : POINT OF BEGINNING
 - (SM) : SURVEY MARKER
 - TRAN : TRANSFORMER UTILITY
 - (UP) : UTILITY POLE
 - C/O : CLEAN-OUT
 - (P) : PARKING METER
 - Tc : TOP OF CURB
 - Bc : BOTTOM OF CURB
 - Tw : TOP OF WALL

REVISED: JANUARY 6, 2023 TO DEPICT ADDITIONAL SPOT ELEVATIONS
 NOTE: SPOT ELEVATIONS ARE CONSISTENT WITH THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988)
 THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OTHER MUST BE ESTIMATED. IF ANY UNDER GROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD, AND MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MAPS DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. BEHAR SURVEYING ASSOCIATES DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED

TOPOGRAPHIC SURVEY OF:
 160 GLENRIDGE AVENUE, TOWNSHIP OF MONTCLAIR, ESSEX COUNTY, NEW JERSEY

TAX BLOCK/LOT: 3206/13 & 14	SCALE: 1"=20'
DEED BOOK/PAGE: 5415/251	ORDER NUMBER: BSA-19297
DATE: APRIL 13, 2015	TITLE NUMBER: N/A

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH

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

NO ATTEMPT SHOULD BE MADE TO PHYSICALLY ESTABLISH THE LOCATION OF BOUNDARY LINES FOR THE PURPOSE OF CONSTRUCTION OF PERMANENT IMPROVEMENTS BY USING DIMENSIONS SHOWN ON THE SURVEY OR SCALED DISTANCES HEREON

THIS MAP OR ANY PART THEREOF IS NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT BY BEHAR SURVEYING ASSOCIATES, PC.


COPIES OF THIS PLAN WITHOUT AN ORIGINAL SIGNATURE AND IMPRESSION SEAL ARE NOT VALID.

THIS CERTIFICATION IS MADE ONLY TO HEREON NAMED PARTIES FOR PURCHASE OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY 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 A SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

A WRITTEN 'WAIVER AND DIRECTION NOT TO SET CORNER MARKERS' HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(D)

THIS SURVEY IS CERTIFIED AS HAVING BEEN PREPARED UNDER MY DIRECT SUPERVISION TO THE FOLLOWING:

1. JOHN YUAN - JOHN'S AUTOMOTIVE, INC.



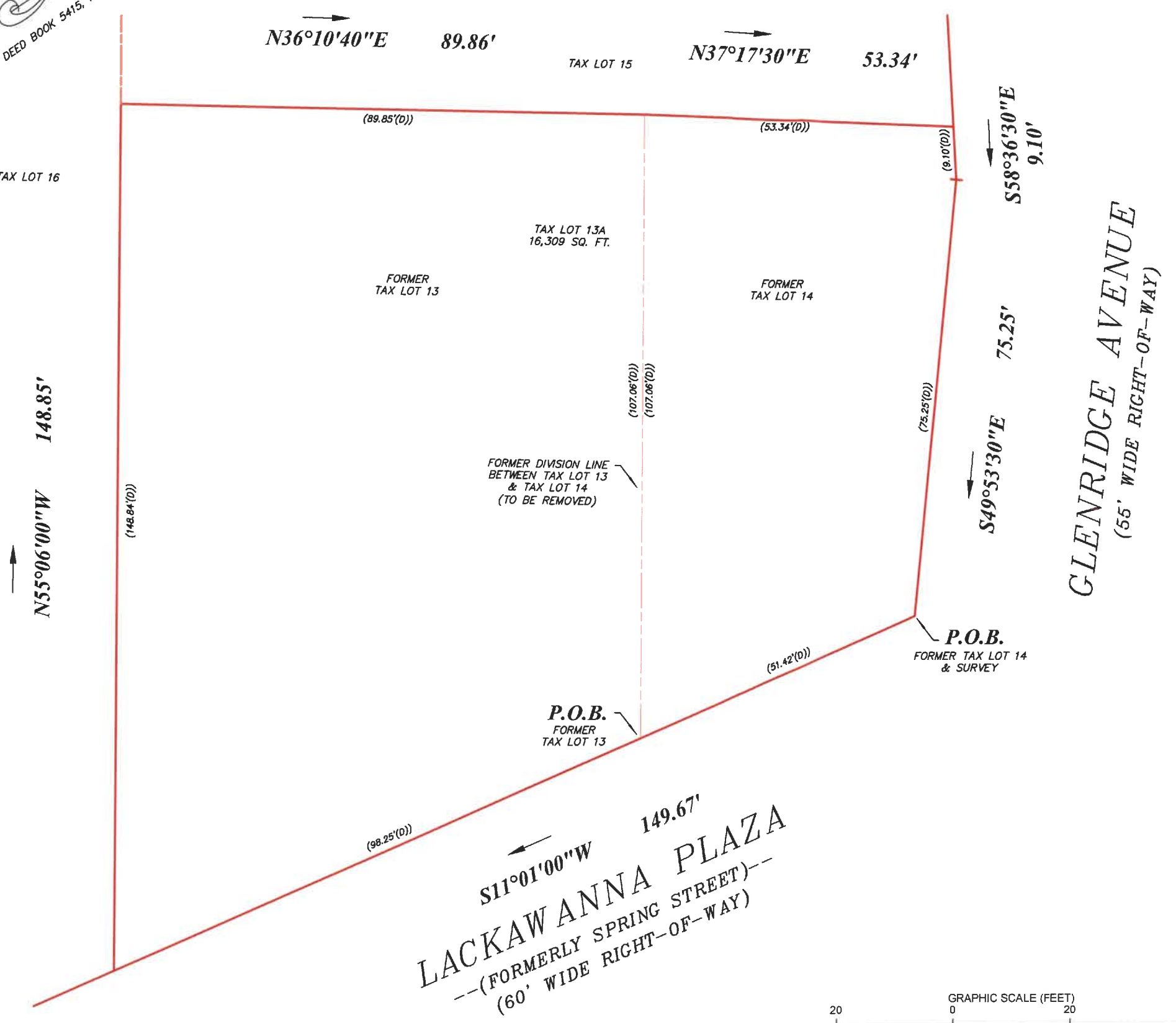
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 DC LICENSE NO. LS2002053
 VT LICENSE NO. 024.0131185
 KY LICENSE NO. 4239
 PA LICENSE NO. SU075625



DEED BOOK 5415, PAGE 251



N55°06'00"W 148.85'

N36°10'40"E 89.86'

N37°17'30"E 53.34'

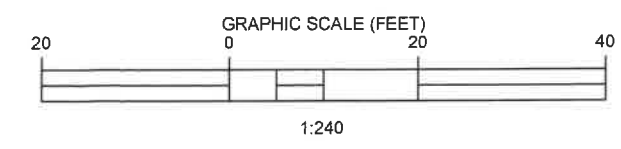
S58°36'30"E 9.10'

75.25'

S49°53'30"E

GLENRIDGE AVENUE
(55' WIDE RIGHT-OF-WAY)

LACKAWANNA PLAZA
--(FORMERLY SPRING STREET)--
(60' WIDE RIGHT-OF-WAY)



LEGEND:

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(W) : WATER BOX	Tc : TOP OF CURB
(G) : GAS BOX	Bc : BOTTOM OF CURB
Bw : BOTTOM OF WALL	Tw : TOP OF WALL

NOTE: THE PURPOSE OF THE SURVEY IS TO SHOW LOTS 13 & 14 CONSOLIDATED AS ONE PARCEL. AS A RESULT, THE EXISTING CONDITIONS INSIDE SAID PARCEL ARE NOT DEPICTED.

REVISED: JUNE 5, 2023

CONSOLIDATED SURVEY OF:
160 GLENRIDGE AVENUE, TOWNSHIP OF MONTCLAIR, ESSEX COUNTY, NEW JERSEY

TAX BLOCK/LOT: 3206/13A	SCALE: 1"=20'
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