

**SURVEY NOTES**

- THIS SURVEY AND THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED DURING FEBRUARY OF 2021 AND SUPPLEMENTED DURING JANUARY OF 2023, BASED ON AVAILABLE MAPS AND DEEDS OF RECORD, AND PHYSICAL EVIDENCE. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAYS AND AGREEMENTS OF RECORD THAT A TITLE SEARCH MAY DISCLOSE.
- THIS SURVEY IS VALID ONLY WHEN A DIGITAL OR EMBOSSED SEAL IS AFFIXED HERETO.
- THE CERTIFICATION SHOWN HEREON IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ANY SUBSURFACE UTILITIES SHOWN HAVE BEEN LOCATED FROM MARKOUTS OBSERVED ON SITE DURING THE FIELD SURVEY, AND SURFACE FEATURES SUCH AS VALVES, MANHOLES AND GRATES, STORM DRAINAGE AND OR SANITARY INVERTS ARE DEPICTED BASED ON OBSERVATIONS MADE IN THE FIELD. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION USED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UTILITIES. BEFORE ANY EXCAVATIONS ARE BEGUN, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- BEARINGS ARE REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM - NAD83, ESTABLISHED VIA RTK GPS OBSERVATIONS.
- BASEMENT OR BELOW GRADE STRUCTURES (IF ANY) UNKNOWN.
- A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (C45:8-36.3) AND N.J.A.C. 13-40-5.1(D).

**SURVEY REFERENCES**

- A MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY - LOT 26, BLOCK 1711 - 560 VALLEY ROAD, TOWN OF MONTCLAIR, ESSEX COUNTY, STATE OF NEW JERSEY," PREPARED BY: GALLAS SURVEYING GROUP AND DATED: 04/01/2011.
- TAX MAP, TOWNSHIP OF MONTCLAIR, COUNTY OF ESSEX, STATE OF NEW JERSEY, SHEET#17, DATED: JULY 1972 AND REVISED ON DECEMBER, 2019.

**TOTAL LAND AREA**  
49,225 SF. OR 1.130 ACRES

**FLOOD NOTE**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS PARTIALLY IN ZONE X (UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND PARTIALLY IN ZONE A (SHADED, NO BASE FLOOD ELEVATIONS DETERMINED) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 340188 (PANEL 104), MAP NUMBER: 34013C0104G WHICH BEARS AN EFFECTIVE DATE OF: JUNE 04, 2007 AND A REVISED DATE OF: APRIL 03, 2020.

**SURVEYOR'S DESCRIPTION**

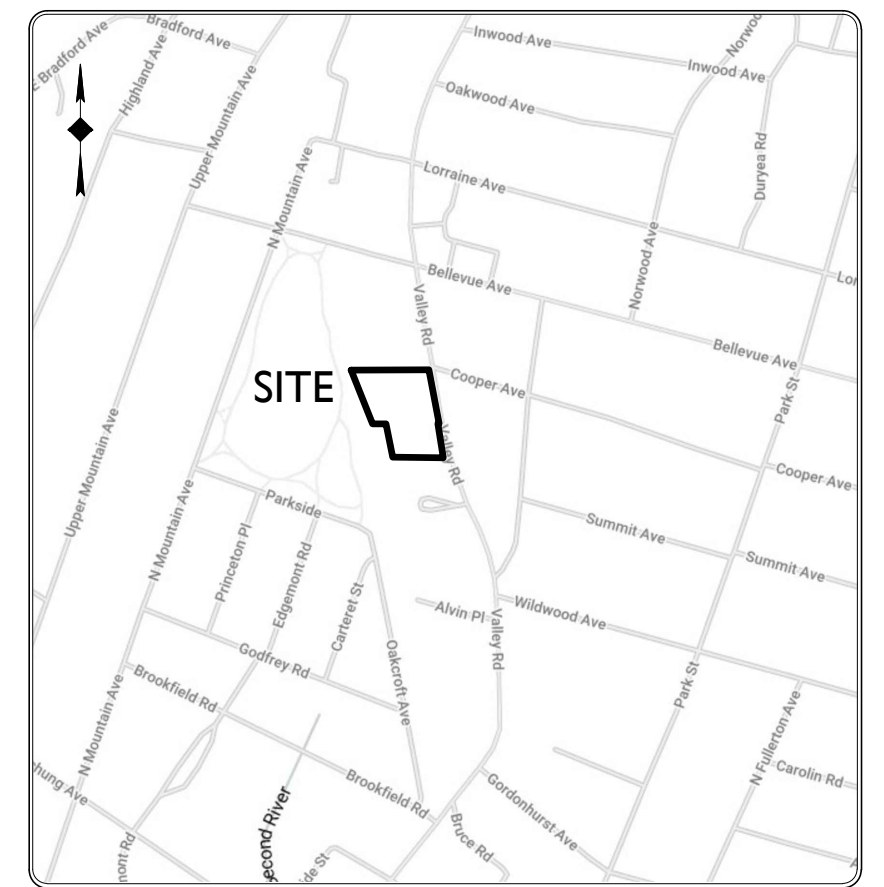
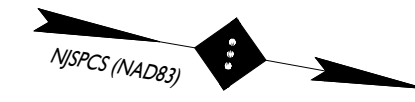
ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS IN THE TOWNSHIP OF MONTCLAIR, IN THE COUNTY OF ESSEX, STATE OF NEW JERSEY:

BEGINNING AT A POINT ON THE WESTERLY LINE OF VALLEY ROAD (AKA COUNTY ROUTE 631) (60' WIDE), WHERE THE SAID LINE IS INTERSECTED BY THE DIVIDING LINE OF LOT 26 AND LOT 28 OF BLOCK 1711, AND HAVING COORDINATES N 730901.13 E 572958.97 IN THE NEW JERSEY STATE PLANE COORDINATE SYSTEM, THENCE

- ALONG THE SAID LINE OF VALLEY ROAD, SOUTH 09° 56' 04" EAST, A DISTANCE OF 229.13 FEET TO A POINT OF CURVATURE IN THE SAME THENCE
- ALONG THE SAID LINE, ON A CURVE TO THE LEFT HAVING A RADIUS OF 1388.08 FEET, AN ARC LENGTH OF 1.61 FEET, A DELTA ANGLE OF 00° 03' 59", A CHORD BEARING SOUTH 09° 58' 04" EAST, AND A CHORD DISTANCE OF 1.61 FEET TO A POINT OF NON-TANGENCY, THENCE
- ALONG THE DIVIDING LINE OF LOT 26 AND LOT 24, NORTH 78° 21' 04" WEST, A DISTANCE OF 171.67 FEET TO A POINT, THENCE
- ALONG THE DIVIDING LINE OF LOT 26 AND LOT 18, NORTH 09° 56' 04" WEST, A DISTANCE OF 39.27 FEET TO A POINT IN THE SAME, THENCE
- ALONG THE SAID LINE, NORTH 88° 20' 04" WEST, A DISTANCE OF 100.65 FEET TO A POINT IN THE SAME, THENCE
- ALONG THE SAID LINE, NORTH 10° 57' 04" WEST, A DISTANCE OF 149.33 FEET TO A POINT, THENCE
- ALONG THE DIVIDING LINE OF LOT 26 AND LOT 37, NORTH 88° 58' 56" EAST, A DISTANCE OF 102.49 FEET TO A POINT IN THE SAME, THENCE
- ALONG THE SAID LINE, NORTH 09° 56' 04" WEST, A DISTANCE OF 3.72 FEET TO A POINT, THENCE
- ALONG THE DIVIDING LINE OF LOT 26 AND LOT 28, SOUTH 89° 37' 04" EAST, A DISTANCE OF 162.25 FEET TO THE POINT AND PLACE OF BEGINNING.

BEING KNOWN AS TAX LOT 26, BLOCK 1711.

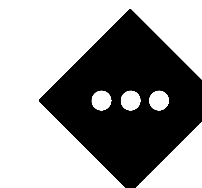
CONTAINING 49,225 SQUARE FEET OR 1.130 ACRES.



VICINITY MAP  
NOT TO SCALE  
(BING MAPS)



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**BOUNDARY & LOCATION SURVEY**

**SURVEY OF:**

TAX MAP LOT 26, BLOCK 1711  
560 VALLEY ROAD  
TOWNSHIP OF MONTCLAIR  
COUNTY OF ESSEX, NEW JERSEY

ISSUE	DATE	BY	FIELD DATE	FIELD CREW	DESCRIPTION
2	02/21/2023	MYZ	01/20/2023	GY	REV. TREE INFO, LIGHT INFO & FLOOD NOTE
1	03/09/2021	MS	02/24/2021	GY	ISSUED TO CLIENT

SUBJECT TO RESTRICTIONS, EASEMENTS OF RECORD AND OTHER FACTS WHICH A CURRENT TITLE SEARCH MIGHT DISCLOSE.

THOMAS F. MILLER  
NEW JERSEY LAND SURVEYOR No. 24GS03626400  
LICENSED PROFESSIONAL LAND SURVEYOR  
NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 24GA28184500

SCALE: 1"=20'

PROJECT ID: RUT-220516  
RUT-200129

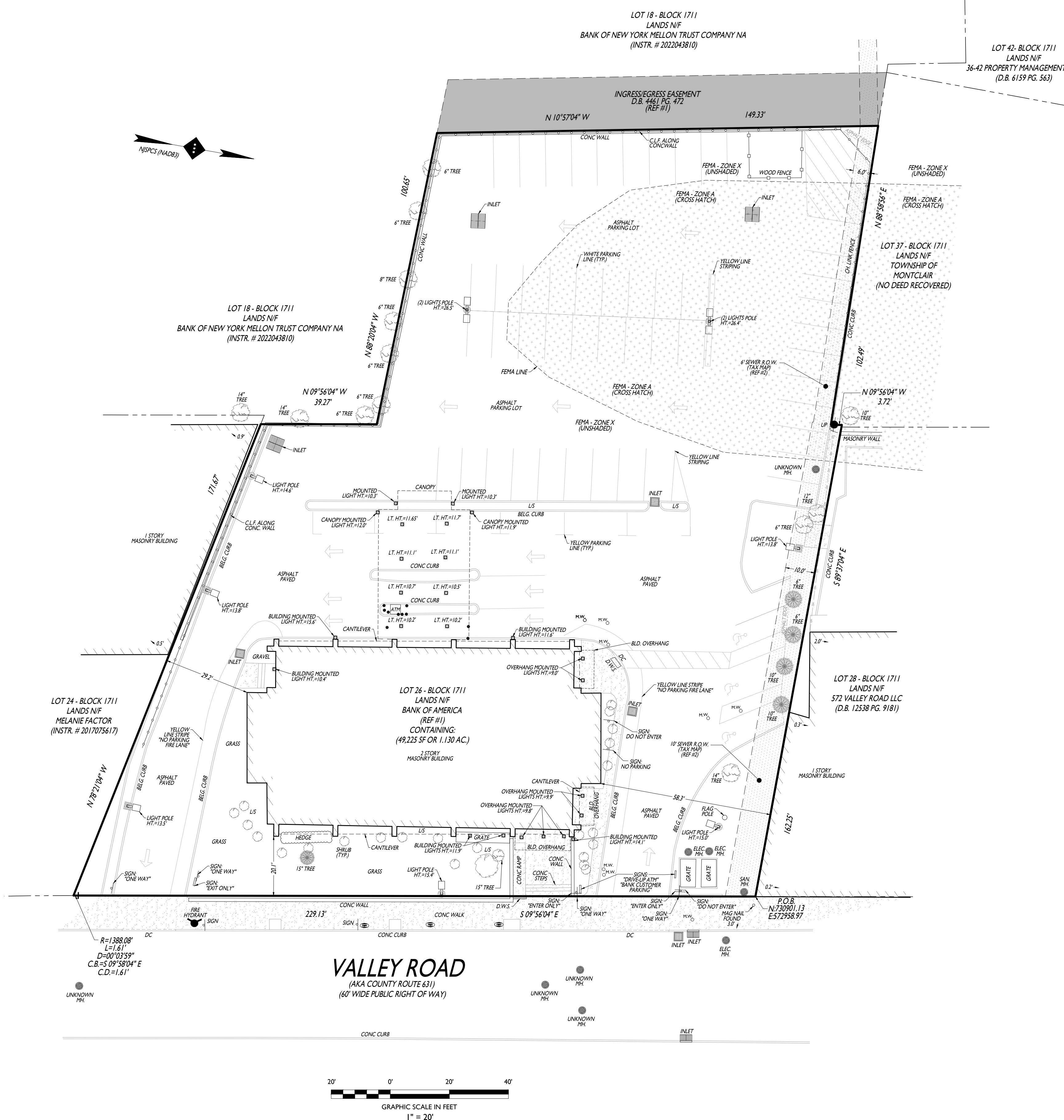
SHEET: 1 OF 1

**SYMBOL DESCRIPTION**

- BUILDING
- CONCRETE SIDEWALK / MAT
- ASPHALT / CONCRETE CURB
- DEPRESSION CURB
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CHAIN LINK FENCE
- BOARD-ON-BOARD FENCE
- GUIDE RAIL
- MAST ARM LIGHT POLE
- POLE
- LIGHT POLE
- SIGNS
- WATER VALVE
- GAS VALVE
- FIRE HYDRANT
- DRAIN
- INLET
- MAN HOLE
- BOLLARDS

**SYMBOL DESCRIPTION**

- MONITORING WELL
- VENT
- SAMOSE CONNECTION
- BOX (ELEC. GAS, ETC.)
- EDGE OF PAVEMENT
- OVERHEAD WIRE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- UNDERGROUND ELEC LINE
- HANDICAP PARKING
- PAY METER
- ELEC METER
- GAS METER
- WATER METER
- AIR CONDITIONING UNIT
- DECIDUOUS TREE - DIAMETER NOTED
- PINE TREE - DIAMETER NOTED
- CLEAN OUT
- DETECTABLE WARNING STRIP



Z:\PHOTOGRAPHY\WORKING\SURVEY\PHOTO\2022\LOT 26\1711\26114.RUT-200129\_1711.DWG