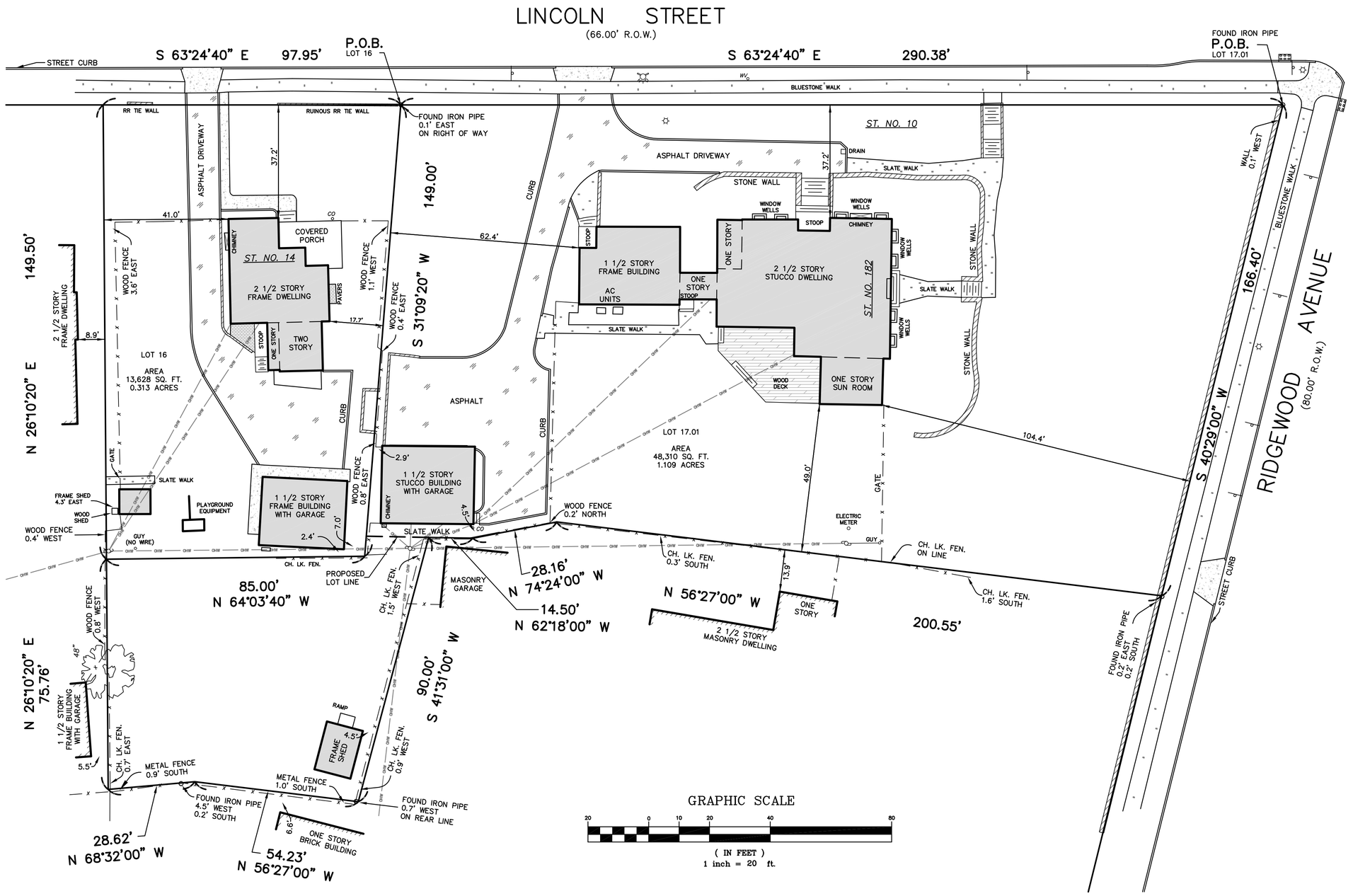
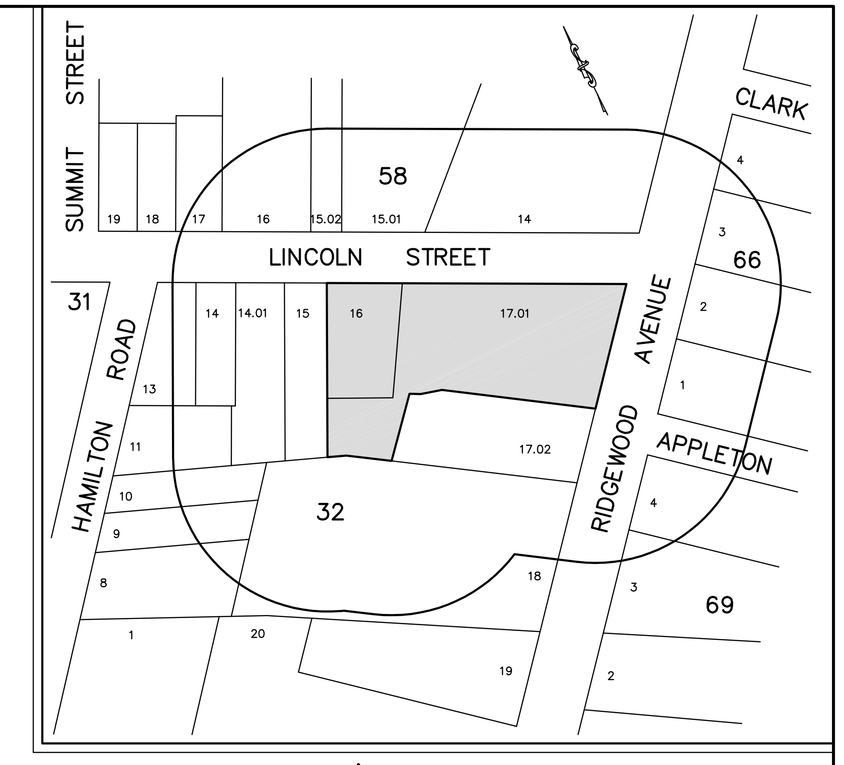




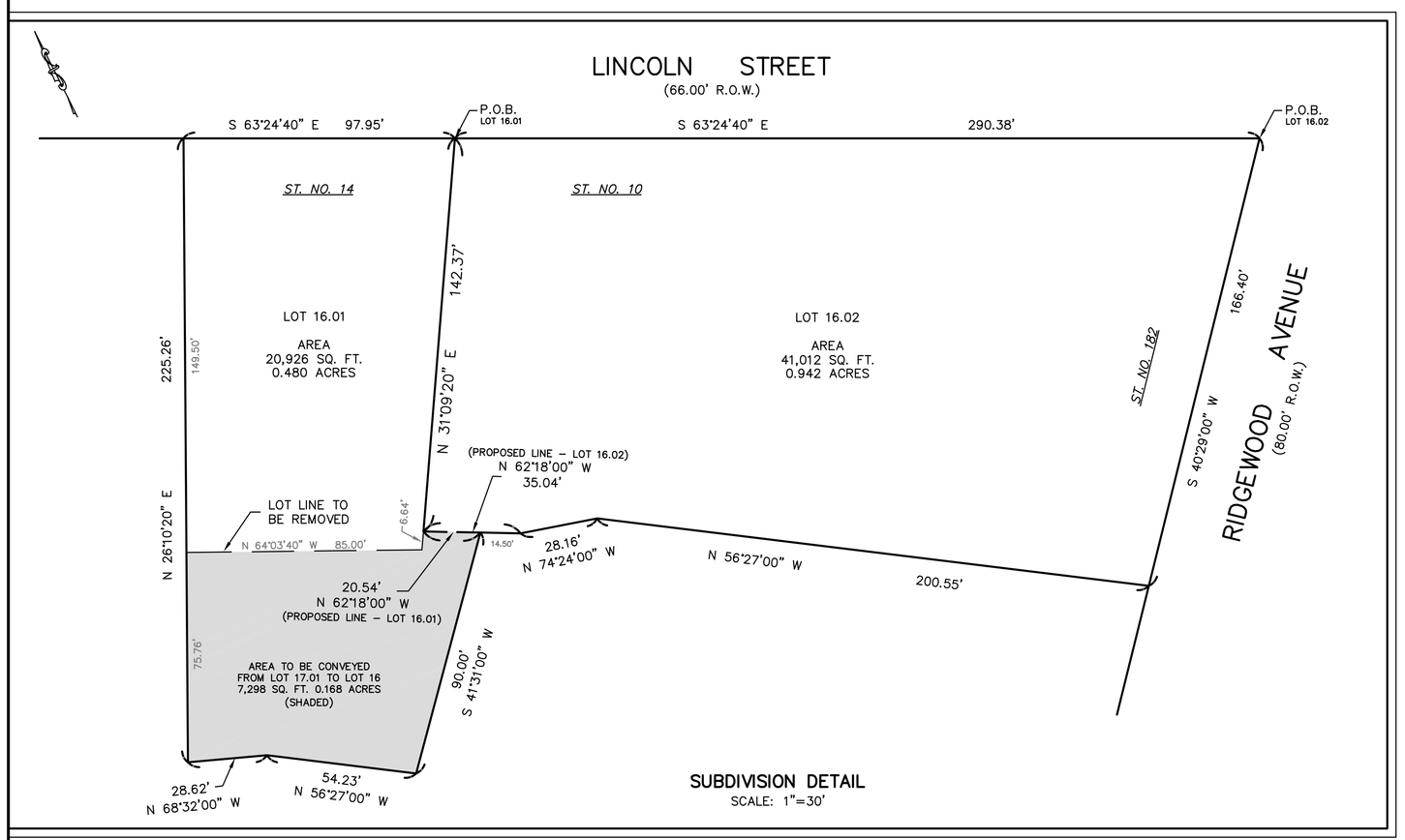
200' RADIUS AREA MAP
NOT TO SCALE

SITE PHOTOS

182 RIDGEWOOD AVENUE / 10 LINCOLN AVENUE

182 RIDGEWOOD AVENUE / 10 LINCOLN AVENUE

14 LINCOLN AVENUE



DESCRIPTIONS

EXISTING LOT 16

BEGINNING at a point in the westerly sideline of Lincoln Street, said point being distant 290.38 feet westerly from the corner formed by the intersection of the westerly sideline of Ridgewood Avenue and the said southerly sideline of Lincoln Street; thence running

1) South 31 degrees 09 minutes 20 seconds West, 149.00 feet to a point, thence
2) North 64 degrees 03 minutes 40 seconds West, 85.00 feet to a point, thence
3) North 26 degrees 10 minutes 20 seconds East, 149.50 feet to a point in the southerly sideline of Lincoln Street, thence
4) Easterly along said sideline, South 63 degrees 24 minutes 40 seconds East, 97.95 feet to the **POINT AND PLACE OF BEGINNING**.

The above described parcel contains 13,628 square feet or 0.313 acres of land.

EXISTING LOT 17.01

BEGINNING at the corner formed by the intersection of the westerly sideline of Ridgewood Avenue and the southerly sideline of Lincoln Street; thence running

1) Southerly along the said sideline of Ridgewood Avenue, South 40 degrees 29 minutes 00 seconds West, 166.40 feet to a point, thence
2) North 56 degrees 27 minutes 00 seconds West, 200.55 feet to a point, thence
3) North 74 degrees 24 minutes 00 seconds West, 28.16 feet to a point, thence
4) North 62 degrees 18 minutes 00 seconds West, 14.50 feet to a point, thence
5) South 41 degrees 31 minutes 00 seconds West, 90.00 feet to a point, thence
6) North 56 degrees 27 minutes 00 seconds West, 54.23 feet to a point, thence
7) North 68 degrees 32 minutes 00 seconds West, 28.62 feet to a point, thence
8) North 26 degrees 10 minutes 20 seconds East, 75.76 feet to a point, thence
9) South 64 degrees 03 minutes 40 seconds East, 85.00 feet to a point, thence
10) North 31 degrees 09 minutes 20 seconds East, 149.00 feet to a point on the aforesaid southerly sideline of Lincoln Street, thence
11) Easterly along said sideline, South 63 degrees 24 minutes 40 seconds East, 290.38 feet to the **POINT AND PLACE OF BEGINNING**.

The above described parcel contains 48,310 square feet or 1.109 acres of land.

PROPOSED LOT 16.01

BEGINNING at a point in the southerly sideline of Lincoln Street, said point being distant 290.38 feet westerly from the corner formed by the intersection of the westerly sideline of Ridgewood Avenue and the said southerly sideline of Lincoln Street; thence running

1) South 31 degrees 09 minutes 20 seconds West, 142.37 feet to a point, thence
2) South 62 degrees 18 minutes 00 seconds East, 20.54 feet to a point, thence
3) South 41 degrees 31 minutes 00 seconds West, 90.00 feet to a point, thence
4) North 56 degrees 27 minutes 00 seconds West, 54.23 feet to a point, thence
5) North 68 degrees 32 minutes 00 seconds West, 28.62 feet to a point, thence
6) North 26 degrees 10 minutes 20 seconds East, 225.26 feet to a point in the southerly sideline of Lincoln Street, thence
7) Easterly along said sideline, South 63 degrees 24 minutes 40 seconds East, 97.95 feet to the **POINT AND PLACE OF BEGINNING**.

The above described parcel contains 20,926 square feet or 0.480 acres of land.

PROPOSED LOT 16.02

BEGINNING at the corner formed by the intersection of the westerly sideline of Ridgewood Avenue and the southerly sideline of Lincoln Street; thence running

1) Southerly along the said sideline of Ridgewood Avenue, South 40 degrees 29 minutes 00 seconds West, 166.40 feet to a point, thence
2) North 56 degrees 27 minutes 00 seconds West, 200.55 feet to a point, thence
3) North 74 degrees 24 minutes 00 seconds West, 28.16 feet to a point, thence
4) North 62 degrees 18 minutes 00 seconds West, 35.04 feet to a point, thence
5) North 31 degrees 09 minutes 20 seconds East, 142.37 feet to a point on the aforesaid southerly sideline of Lincoln Street, thence
6) Easterly along said sideline, South 63 degrees 24 minutes 40 seconds East, 290.38 feet to the **POINT AND PLACE OF BEGINNING**.

The above described parcel contains 41,012 square feet or 0.942 acres of land.

LEGEND

	PROJECT BOUNDARY LINE	CO	CLEAN OUT
OHW	OVERHEAD WIRES	ICV	IRRIG. CONTROL VALVE
	CURB LINE	WV	WATER VALVE
	DROP CURB		FIRE HYDRANT
	CATCH BASIN		SIGN POST
	INLET		LIGHT POLE
— x — x —	FENCE		UTILITY POLE
	CONCRETE	24"	DECIDUOUS TREE (TREE DIAMETER)
	ASPHALT	6"	EVERGREEN TREE (TREE DIAMETER)

GENERAL NOTES

1. Total Project Area = 61,938 sq. ft. or 1.422 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.

MAP OF
10–14 LINCOLN STREET
GLEN RIDGE, NJ

R-1-100 Zone	REQUIRED	EXISTING LOT 16	EXISTING LOT 17.01	PROPOSED LOT 16.01	PROPOSED LOT 16.02
MAXIMUM PRINCIPAL BUILDING HEIGHT (ft)	35	–	–	–	–
MAXIMUM ACCESSORY BUILDING HEIGHT (ft)	15	–	–	–	–
MINIMUM LOT AREA (S.F.) (WITHIN 100' OF STREET)	10,000	9,359 *	33,910	9,359 *	33,910
MINIMUM LOT WIDTH (ft) (MEAS. AT FRONT YARD)	100	94.5 *	161.4	94.5 *	161.4
MINIMUM LOT DEPTH (ft)	125	148.5	258.8	222.7	258.8
MINIMUM FRONT YARD (ft)	40	37.2 *	37.2 *	37.2 *	37.2 *
MINIMUM SIDE YARD (ft) (one/combined)	6 / 16	17.7 / 58.7	49.0	17.7/58.7	49
MINIMUM REAR YARD (ft)	25	61.1	62.4	137.4	62.4
MAXIMUM BUILDING COVERAGE (%)	20	16.5	10.9	11.7	12.4

* EXISTING CONDITION

This minor subdivision has been reviewed and approved by the Glen Ridge Planning Board.

Chairman of Planning Board Date

Secretary of Planning Board Date

This map was approved by the Essex County Planning Board on _____.

Secretary, Essex County Planning Board Date

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 & MINOR SUBDIVISION

OF
182 RIDGEWOOD AVENUE
10 & 14 LINCOLN STREET
EXISTING LOTS 16 & 17.01 IN BLOCK 32
PROPOSED LOTS 16.01 & 16.02 IN BLOCK 32 ON TAX MAPS OF
BOROUGH OF GLEN RIDGE ESSEX COUNTY NEW JERSEY

PREPARED FOR
PRONESTI SURVEYING, INC.

NJ CERTIFICATE OF AUTHORIZATION: 24GA28072100	
DRAWN BY: M.W. KING	DATE: 12–05–1774
CHECKED BY: M. PRONESTI	SCALE: 1"=20'
JOB No. 53621	SHEET 1 OF 1

PRONESTI SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
870 POMPTON AVENUE, SUITE B1
CEDAR GROVE, NJ 07009
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MICHAEL PRONESTI, P.L.S.
PROFESSIONAL LAND SURVEYOR
NJ LIC. No. 37605

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