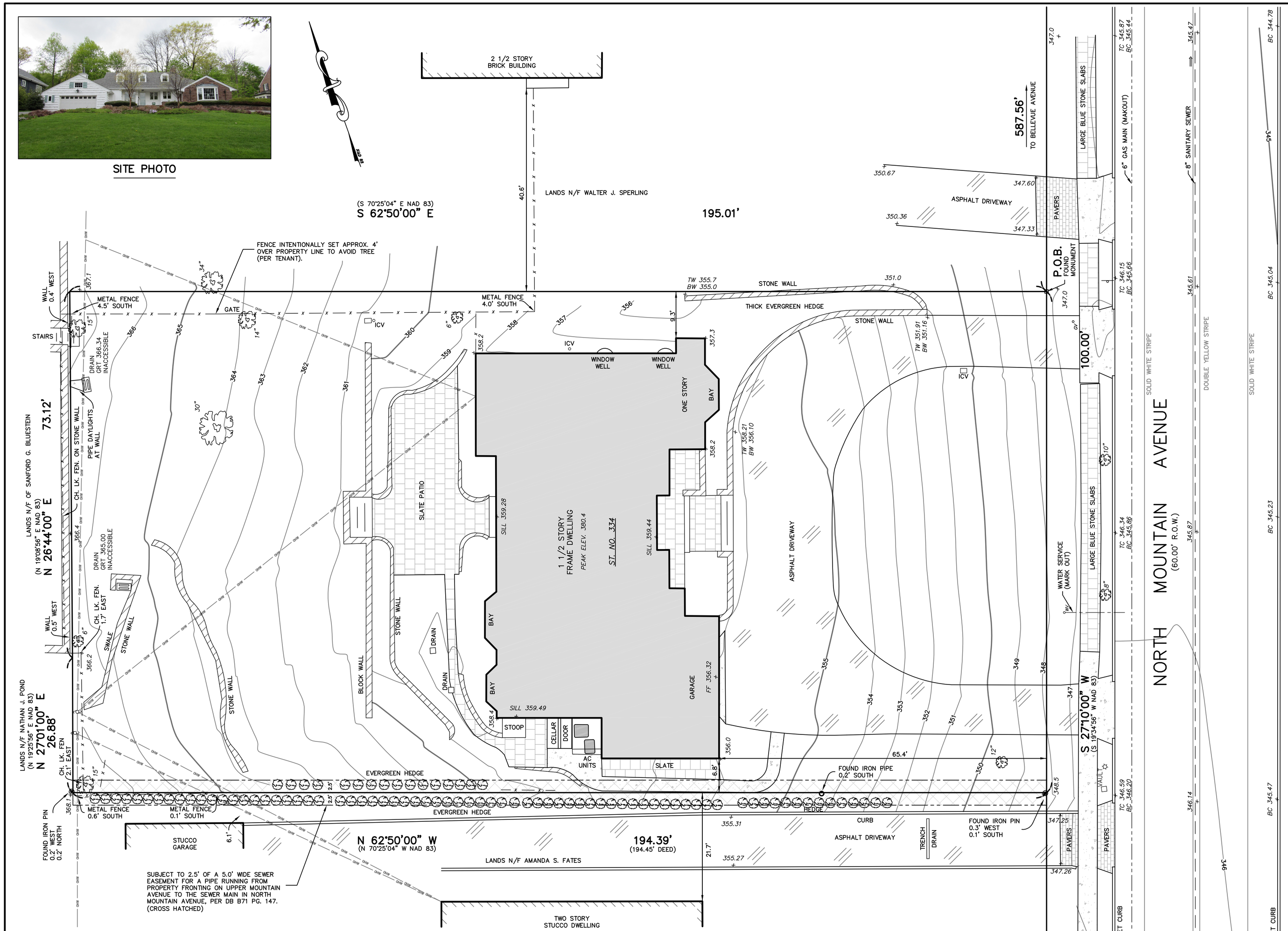
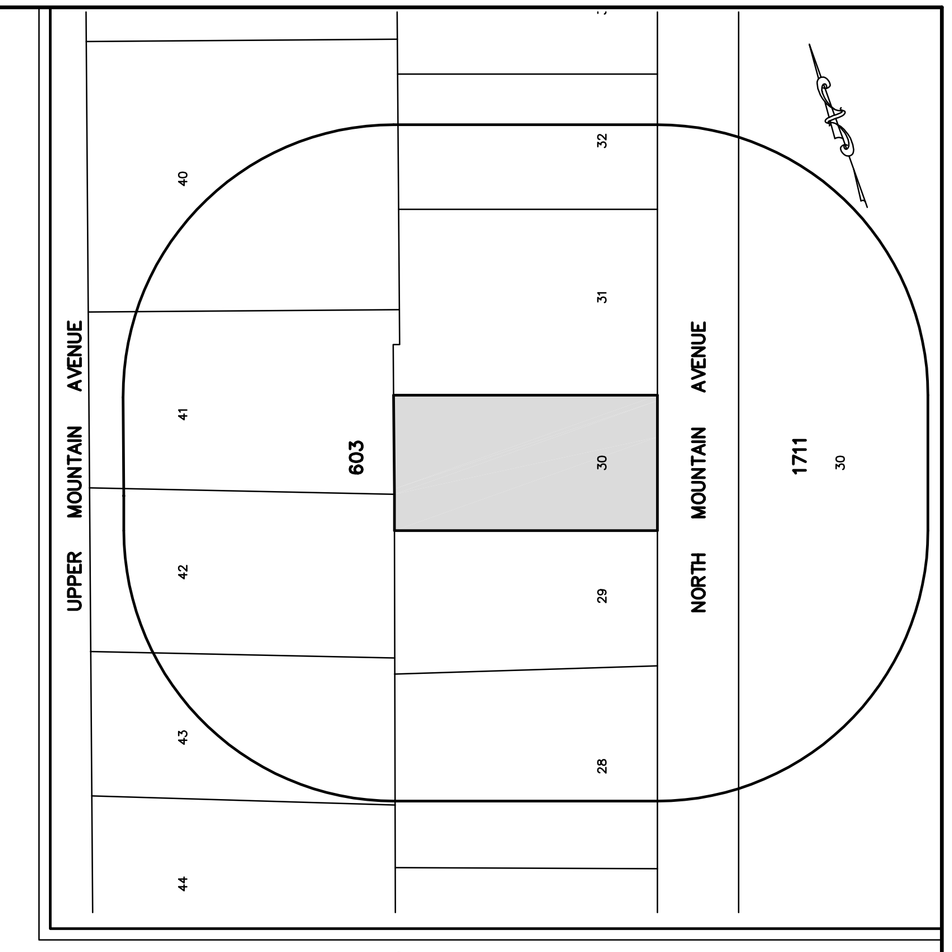
SITE PHOTO





200' RADIUS AREA MAP
NOT TO SCALE

DESCRIPTION

BEGINNING at a point in the westerly sideline of North Mountain Avenue, said point being distant 587.56 feet southerly from the corner formed by the intersection of the said westerly sideline of North Mountain Avenue and the southerly sideline of Bellevue Avenue; thence running

1) Southerly along the westerly sideline of North Mountain Avenue, South 27 degrees 10 minutes 00 seconds West, 100.00 feet to a point in the northerly line of lands now or formerly Amanda S. Fates, thence

2) Westerly along said line, North 62 degrees 50 minutes 00 seconds West, 194.39 feet to a point in the easterly line of lands now or formerly Nathan J. Pond, thence

3) Northerly along said line, North 27 degrees 01 minutes 00 seconds East, 26.88 feet to a point on the easterly line of land now or formerly Sanford G. Bluestein, thence

4) Northerly along said line, North 26 degrees 44 minutes 00 seconds East, 73.12 feet to a point in the southerly line of lands now or formerly Walter J. Sperling, thence

5) Easterly along said line, South 62 degrees 50 minutes 00 seconds East, 195.01 feet to the **POINT AND PLACE OF BEGINNING**.

The above described parcel contains 19,465 square feet or 0.447 acres of land.

SUBJECT TO 2.5 feet of a 5.0 foot wide sewer easement for the benefit of property fronting on Upper Mountain Avenue to the sewer main in North Mountain Avenue. Said easement is centered on the most southerly sideline or the second course of the above described parcel.

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).

FRONT YARD SETBACKS

LOT 29	64.6'
LOT 30 (PQ)	65.4'
LOT 31	88.3'
LOT 32	72.8'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

GENERAL NOTES

1. Locations and types of utilities shown hereon are derived from field location and available utility maps. Prior to any excavation contact the Town of Montclair Engineer's office, sewer, and water departments, the local carriers of telephone and cable, and Public Service Electric & Gas Co.
2. All elevations and contours shown are existing and are based on NAVD 88, derived from Global Positioning System, (GPS). Said elevations based on the "Continuously Operating Reference Station" (CORS), positioned at NJIT.
3. Total lot area = 19,465 sq. ft. or 0.447 acres.
4. This survey is subject to the facts and findings of a complete title search.
5. This survey is not valid unless signed and sealed by the licensed surveyor.
6. Per the National Flood Insurance Program Map No. 34013C 0104F with an effective date of June 4, 2007 the property shown here on falls in Zone X and does not fall in a Special Flood Hazard Area.

LEGEND

	PROJECT BOUNDARY LINE	ICV	IRRIG. CONTROL VALVE
OHW	OVERHEAD WIRES	WV	WATER VALVE
	CURB LINE		SIGN POST
	DROP CURB		LIGHT POLE
	SANITARY MAN HOLE		UTILITY POLE
	INLET	24"	DECIDUOUS TREE (DIAMETER)
	DIRECTION OF SEWER FLOW	6"	EVERGREEN TREE (DIAMETER)
— x — x —	FENCE		CONCRETE
+ 345.61	SPOT ELEVATION		ASPHALT
360	EXISTING CONTOUR LINE		SLATE
GV	GAS VALVE		

No.	DATE	DESCRIPTION	BY
1	5-14-19	SEWER EASEMENT ADDED	MP

BOUNDARY & TOPOGRAPHIC SURVEY

OF
334 NORTH MOUNTAIN AVENUE
LOT 30 IN BLOCK 603 ON TAX MAPS OF

TOWNSHIP OF MONTCLAIR ESSEX COUNTY NEW JERSEY

PREPARED FOR
PRONESTI SURVEYING, INC.

PRONESTI SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

870 POMPTON AVENUE, SUITE B1
CEDAR GROVE, NJ 07009
TEL. (973) 857-3319 • FAX (973) 857-3608
www.PRONESTI.com

MICHAEL PRONESTI, P.L.S.
PROFESSIONAL LAND SURVEYOR
NJ LIC. No. 37605

NJ CERTIFICATE OF AUTHORIZATION: 24GA28072100

DRAWN BY: M.W. KING	DATE: 4-30-1776
CHECKED BY: M. PRONESTI	SCALE: 1"=10'
JOB No. 53782	SHEET 1 OF 1

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