

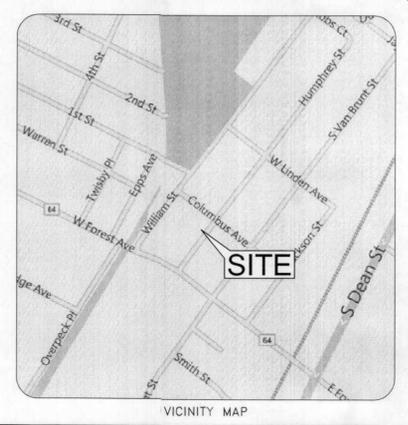
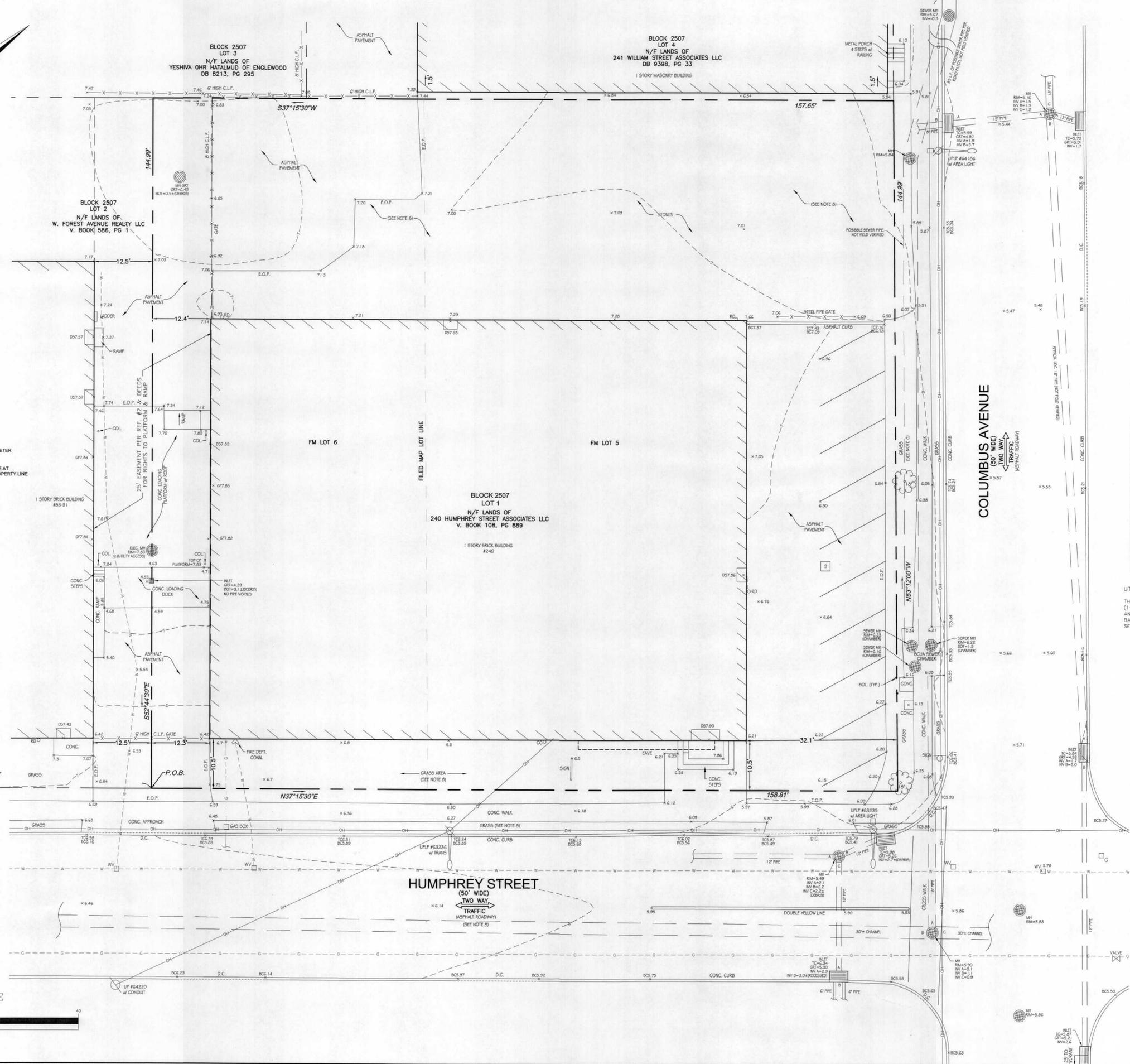
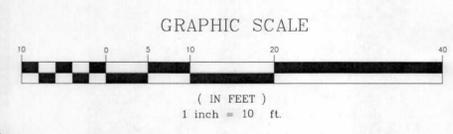
WEST FOREST AVENUE

COLUMBUS AVENUE

HUMPHREY STREET

MAP LEGEND

---	PROPERTY LINE
- - -	EXISTING CONTOUR
x	EXISTING SPOT ELEVATION
x	EXIST. TOP OF CURB ELEVATION
x	EXIST. GUTTER ELEVATION
x	DOOR SILL ELEVATION
x	GARAGE FLOOR ELEVATION
---	DOORWAY
WV	HYDRANT
WV	WATER VALVE
GV	GAS VALVE
---	OVERHEAD WIRES
---	UNDERGROUND WATER LINE PER UTILITY MARKOUT
---	UNDERGROUND GAS LINE PER UTILITY MARKOUT
○	MANHOLE
○	INLET
○	UTILITY POLE
○	UTILITY POLE/LIGHT POLE
○	BOLLARD
○	SIGN
○	CHAIN LINK FENCE
---	DEPRESSED CURB
---	ROOF DRAIN
○	DENOTES TREE AND TRUNK DIAMETER
○	DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE



- NOTES:**
- PROPERTY KNOWN AND DESIGNATED AS LOT 1, IN BLOCK 2507 AS DESIGNATED ON THE OFFICIAL TAX MAP FOR THE CITY OF ENGLEWOOD, BERGEN COUNTY, NEW JERSEY.
 - AREA: 22,942 S.F. OR 0.5267 AC.
 - LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON PRIOR UTILITY MARK-OUTS ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBESTOS PLANS AND UTILITY EXCAVATION IS TO BEGAIN. ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
 - THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY STEWART TITLE INSURANCE COMPANY, FILE NO. CBN-14296, WITH A COMMITMENT DATE OF DECEMBER 26, 2013, WHERE NO SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II.
 - ELEVATIONS ARE BASED UPON NAVD 88 DATUM
 - BY GRAPHIC PLOTTING, PROPERTY IS LOCATED IN ZONE AE, BASE FLOOD ELEVATIONS DETERMINED (BETWEEN ELEVATION # AND # BASED ON NAVD 29 DATUM) PER NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, BERGEN COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL 213 OF 352, MAP NUMBER 3403C0213G, MAP REVISED SEPTEMBER 30, 2005. (NOTE THAT NAVD 29 DATUM IS 1.0 FEET HIGHER THAN NAVD 88 DATUM FOR THIS AREA.)
 - WAIVER OF SETTING CORNER MARKERS OBTAINED FROM ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 13:46-5.1(D).
 - THIS SURVEY WAS PERFORMED DURING A PERIOD WHEN THE GROUND WAS SNOW COVERED, UTILITY STRUCTURES AND SITE FEATURES HAVE BEEN LOCATED AND IDENTIFIED WHICH WERE VISIBLE ON THE DATE OF THE FIELD SURVEY. REMOVAL OF THIS NOTE FROM THE SURVEY WILL REQUIRE A LATER SITE VISIT AFTER THE SNOW HAS MELTED.

- REFERENCES:**
- MAP ENTITLED "PROPOSED SANITARY SEWER, DETAILS AND NOTES, 85 WEST FOREST AVENUE, CITY OF ENGLEWOOD, BERGEN COUNTY, NEW JERSEY, BLOCK 2507, LOT 2", PREPARED BY SPENCE ENGINEERING, DATED 12-20-00, DATE LAST REVISED 01-08-01.
 - MAP ENTITLED "LOCATION SURVEY, CITY OF ENGLEWOOD, BERGEN COUNTY, NEW JERSEY, BY VICARI LAND SURVEYING, PC, DATED JUNE 3, 1999.
 - MAP ENTITLED "SUBDIVISION OF JOHN W. & FORDYCE W. BEGGS PROPERTY LOCATED AT ENGLEWOOD, N.J.", BY ROBERT FEACHEY DATED AUG. 1, 1992, APPROVED AT A REGULAR MEETING HELD ON SEPTEMBER 9, 1992, CITY OF ENGLEWOOD PLANNING BOARD.
 - MAP ENTITLED "DRAINAGE PLAN OF LOTS 1, 2 & 4 IN BLOCK 2507 ON THE TAX MAP OF THE CITY OF ENGLEWOOD, BERGEN COUNTY, NEW JERSEY", PREPARED BY KOESTNER ASSOCIATES, DATED 02/21/2008.
 - MAP ENTITLED "SUBDIVISION OF JOHN W. & FORDYCE W. BEGGS PROPERTY LOCATED AT ENGLEWOOD, N.J.", PREPARED BY ROBERT FEACHEY PROF. ENGINEER & LAND SURVEYOR, FILED AS MAP NUMBER 4349 ON 09/22/1992.
 - MAP ENTITLED "STATE OF NEW JERSEY, DEPARTMENT OF ENVIRONMENTAL PROTECTION, DIVISION OF WATER RESOURCES, DELINEATION OF FLOODWAY AND FLOOD HAZARD AREA, OVERPECK CREEK, STA 210+00 TO STA 18+00, CITY OF ENGLEWOOD, TOWNSHIP OF TEANECK, BOROUGH OF LEONIA, BERGEN COUNTY, DATED JUNE 1982, PLATE NO. 00-4.
 - MAP ENTITLED "MAP OF PROPERTY OF THE ESTATE OF W. W. PHELPS LINDEN AVENUE DEVELOPMENT, SECTION NO. 1, CITY OF ENGLEWOOD, N.J.", PREPARED BY JOSEPH W. STAGG, C.E., FILED AS MAP NO. 1872 ON 11/09/1922.
 - MAP ENTITLED "PROPERTY OF THE ALL-POWER CORPORATION, CITY OF ENGLEWOOD, N.J.", PREPARED BY JOSEPH W. STAGG, C.E., FILED AS MAP NO. 1830 ON 03/27/1932.

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW JERSEY ONE-CALL SYSTEM (1-800-272-1000) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.

SERIAL NUMBER(S): 11290644

UTILITY COMPANY
VERIZON
PUBLIC SERVICE ELECTRIC & GAS
LWU-NE
CITY OF ENGLEWOOD
TIME WARNER CABLE

THE NEW JERSEY STATE REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

NOTE: ALL UTILITY COMPANIES DID NOT APPEAR TO RESPOND TO MARKOUT REQUEST

2	REVISE PER FIELD UPDATE & RECEIPT OF TITLE	R.S.E.	G.S.C.	01-21-14
1	MISCELLANEOUS REVISIONS	R.S.E.	G.S.C.	6-09-11
No.	DESCRIPTION OF REVISION	DRAWN:	APPROVED:	DATE

BOUNDARY & TOPOGRAPHIC SURVEY
LOT 1, BLOCK 2507
 240 HUMPHREY STREET
 CITY OF ENGLEWOOD
 BERGEN COUNTY
 STATE OF NEW JERSEY

GALLAS SURVEYING GROUP

171 CHURCH LANE
 NORTH BRUNSWICK, NJ 08902
 TELE: 732-422-6700
 FAX: 732-940-8786
 www.gallasurvey.com

DATE	SCALE	DRAWN:	CHECKED:
5-26-2011	1"=10'	R.S.E.	G.S.C.
FIELD DATE	FIELD BOOK	PAGE	FIELD CREW
01-21-2014	07	46	F.P./D.A.
5-14-2011			

FILE NO.: **G11153**
 DRAWING NAME/SHEET NO.: **G11153A.DWG 1 OF 1**

THIS SURVEY IS CERTIFIED TO:
 STEWART TITLE INSURANCE COMPANY;
 CB TITLE GROUP, LLC;
 SUSSEX BANK;
 JACK ZAKIM, ESQ.;
 240 HUMPHREY STREET ASSOCIATES, LLC

NOT VALID UNLESS EMBOSSED WITH R.S.E. IMPRESSION OR BLUE INK SEAL

GREGORY S. GALLAS DATE: 12/1/14

NEW JERSEY PROFESSIONAL LAND SURVEYOR #36244
 NEW JERSEY CERTIFICATE OF REGISTRATION #240A2817080