

AREA MAP
N.T.S.

SURVEY NOTES:

DATUM:

- 1.) THE MERIDIAN ORIENTATION FOR ALL BEARINGS IN THIS MAP IS BASED ON THE NEW JERSEY PLANE COORDINATE SYSTEM (N.J.P.C.S.).
- 2.) THE HORIZONTAL DATUM HAS BEEN ESTABLISHED BY G.P.S. OBSERVATIONS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD'83)/(GRS'80 ELLIPSOIDAL MODEL) AND TIED TO THE NEW JERSEY PLANE COORDINATE SYSTEM (N.J.P.C.S.).

GENERAL:

- 1.) THE PROPERTY IS KNOWN AS LOTS 2, 3, 4, 5, 6, 12 & 45 IN BLOCK 2761 AS SHOWN ON THE OFFICIAL CITY OF NEWARK TAX MAP, SHEET NUMBER 105.
- 2.) THIS PLAN SHOWS CONDITIONS AS OF JUNE 25, 2018 AND MAY NOT SHOW CURRENT CONDITIONS. AN UPDATED SURVEY MAY BE REQUIRED IF IMPROVEMENTS OR STRUCTURES HAVE BEEN BUILT WITHIN THE SURVEYED PARCEL OR NEAR PROPERTY LINES OF ADJACENT LOTS AFTER THE FOREMENTIONED DATE.
- 3.) ALL CLEARANCE DISTANCES AND FOUNDATION TIES SHOWN HEREON ARE PERPENDICULAR OR RADIAL DISTANCES TO THE PROPERTY LINES. SAID DISTANCES ARE APPROXIMATE AND SHOULD NOT BE USED TO ESTABLISH THE ACTUAL LOCATION OF ANY BOUNDARY.
- 4.) THE SURVEYED PREMISES SHOWN HEREON MAY BE SUBJECT TO EASEMENTS, RIGHTS, AGREEMENTS AND RESTRICTIONS OF RECORD, UNRECORDED OR VERBAL THAT MAY EXIST, AS WELL AS, MUNICIPAL, COUNTY, STATE AND/OR FEDERAL LAWS, ORDINANCES, REGULATIONS AND REQUIREMENTS, SPECIFICALLY THOSE CONDITIONS PLACED UPON THIS PARCEL THROUGH THE SUBDIVISION PROCESS OR VARIANCES FOUND IN THE TOWN'S PLANNING BOARD APPROVAL RESOLUTION.
- 5.) A 60 YEAR TITLE REPORT HAS NOT BEEN RECEIVED FROM THE CLIENT. THIS PLAN AND THE SURVEY THAT IT IS BASED ON ARE SUBJECT TO THE FACTS AND FINDINGS THAT MAY BE DISCLOSED BY A CURRENT AND ACCURATE 60 YEAR TITLE SEARCH & REPORT.
- 6.) NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO IDENTIFY, LOCATE AND/OR DEPICT ANY FLOOD ZONES, PLANES, OR BASE FLOOD ELEVATIONS AS DETERMINE BY FEMA OR ANY OTHER AGENCY. THIS SURVEY DOES NOT WARRANT THE EXISTENCE OR LACK THEREOF OF ANY FLOOD AREAS WITHIN THE SITE OR ADJOINING PROPERTIES.
- 7.) NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO IDENTIFY, DETERMINE AND/OR DEPICT THE DELINEATION OF ANY WETLANDS OR BUFFER AREAS WITHIN THE SURVEYED PROPERTY. THIS SURVEY DOES NOT WARRANT THE EXISTENCE OR LACK THEREOF OF ANY WETLAND AREAS WITHIN THE SITE OR ADJOINING PROPERTIES.
- 8.) THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON IS APPROXIMATE AND FOR GRAPHICAL PURPOSES ONLY. PRIOR TO ANY CONSTRUCTION OR EXCAVATION THE APPROPRIATE UTILITY COMPANY SHOULD BE CONTACTED TO CONFIRM THE EXISTENCE OR ABSENCE OF ANY BURIED UTILITY LINE. A FIELD MARKOUT MAY BE REQUESTED BY CALLING 1-800-272-1000.

REFERENCES:
MAP(S) & PLAT(S):

- 1.) TAX MAP CITY OF NEWARK, DATED JANUARY 1, 2010. PREPARED BY JOSEPH F. FOX JR., P.L.S. SHEET NO. 105.

DEED REFERENCES:

- 1.) DEED BK. 5996, PG. 254, LOTS 2, 3, 4, 5, 6, 12 & 45, BLOCK 2761, CITY OF NEWARK, RECORDED IN THE ESSEX COUNTY CLERK'S OFFICE ON SEPTEMBER 29, 2003.
- 2.) DEED BK. 6078, PG. 436, LOT 28, BLOCK 2761, CITY OF NEWARK, RECORDED IN THE ESSEX COUNTY CLERK'S OFFICE ON JUNE 8, 2007.
- 3.) DEED BK. 5843, PG. 110, LOT 36, BLOCK 2761, CITY OF NEWARK, RECORDED IN THE ESSEX COUNTY CLERK'S OFFICE ON NOV. 28, 2001.
- 4.) DEED BK. 20160, PG. 82369, LOT 37, BLOCK 2761, CITY OF NEWARK, RECORDED IN THE ESSEX COUNTY CLERK'S OFFICE ON SEPT. 23, 2016.
- 5.) DEED BK. 5856, PG. 328, LOT 47, BLOCK 2761, CITY OF NEWARK, RECORDED IN THE ESSEX COUNTY CLERK'S OFFICE ON OCTOBER 16, 2008.

SURVEY CERTIFICATION

THIS CERTIFICATION IS MADE ONLY TO THE HEREON NAMED PARTIES. NO RESPONSIBILITY OF LIABILITY IS ASSUMED BY THE SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE(S) INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY. THE CERTIFICATION ON THIS PLAN IS NULL AND VOID IF FULL PAYMENT IS NOT RECEIVED FOR THE INFORMATION AND SERVICES SHOWN HEREON.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS IN ACCORDANCE WITH THE CURRENT STATE OF N.J. LAWS AND REGULATIONS FOR A LAND SURVEY, AS SET FORTH IN N.J.A.C. 13-40-5.1. **KAY MANAGEMENT**

CORNER MARKER WAIVER

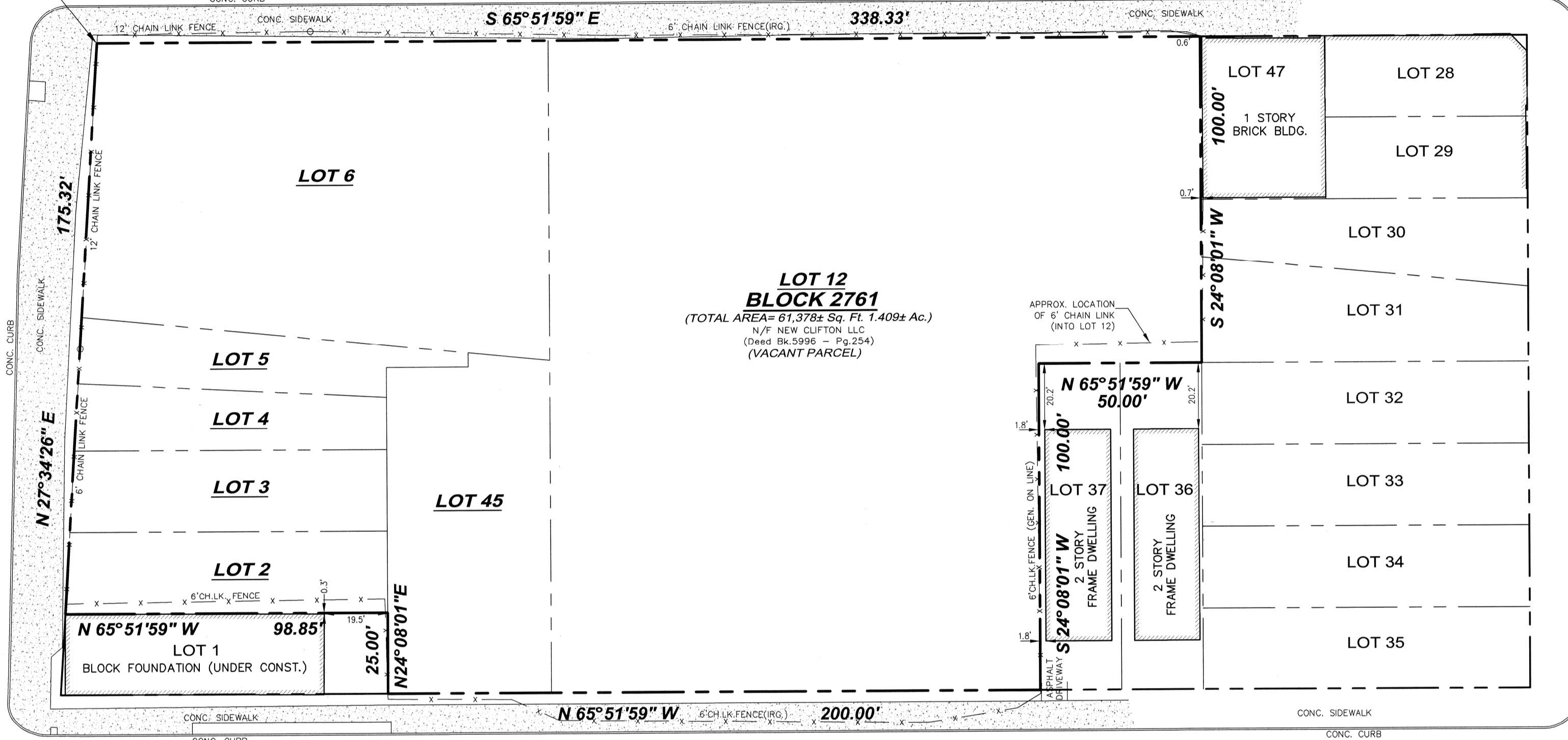
A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13-40-5.1(d).

ELIZABETH AVENUE
(100' WIDE R.O.W.)

SHERMAN AVENUE
(75' WIDE R.O.W.)

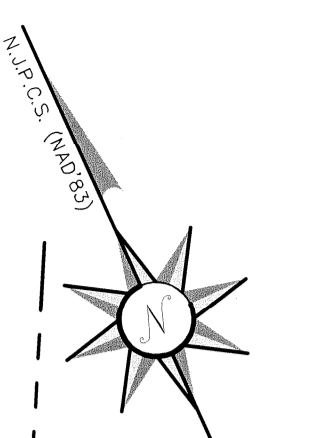
CLIFTON STREET
(60' WIDE R.O.W.)

BRADFORD STREET
(60' WIDE R.O.W.)

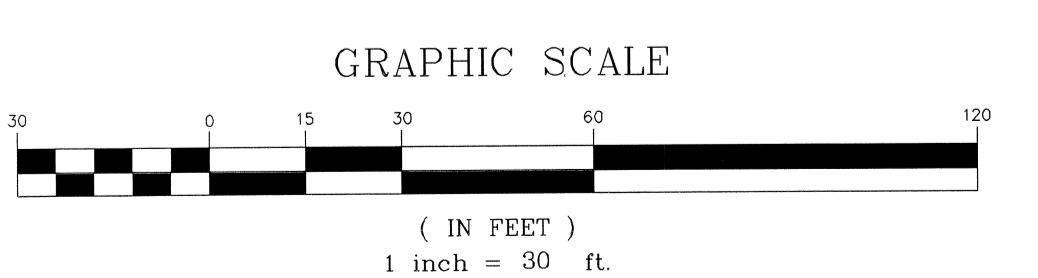


LOT 12
BLOCK 2761
(TOTAL AREA= 61,378± Sq. Ft. 1.408± Ac.)
N/F NEW CLIFTON LLC
(Deed Bk. 5996 - Pg. 254)
(VACANT PARCEL)

APPROX. LOCATION
OF 6' CHAIN LINK
(INTD LOT 12)



Point of Beginning



WARNING: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL IT IS NOT AN ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.

NO.	REVISION	DATE	Dr/Ck

CAD#:	DESIGN BY:	DATE:
18-040 SURVEY	JJR	JUNE 27, 2018
PB#:	DRAWN BY:	SCALE:
-	JJR	1"=30'
BOOK#:	Checked by:	FILE NO.:
12-200 MISC.	JJR/MEB	18-040

AMERTECH ENGINEERING, INC.
ENGINEERS, SURVEYORS AND PLANNERS
351 BRIDGEWOOD AVENUE, NORTH BRUNSWICK, N.J. 08902
(732) 241-2000 • (732) 241-2001 • FAX (732) 249-0809
CERTIFICATE OF REGISTRATION NO. 24050-0000

JUAN J. RODRIGUEZ
NEW JERSEY PROFESSIONAL LAND SURVEYOR LICENSE NO. 24GS04323000

BOUNDARY SURVEY
TAX MAP LOTS 2, 3, 4, 5, 6, 12 & 45 BLOCK 2761
CITY OF NEWARK
ESSEX COUNTY, NEW JERSEY
TAX MAP SHEET No. 105

JOB #:	18-040
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