



**LOCATION AND TOPOGRAPHIC SURVEY**  
 OF  
 246-264 SOUTH BROAD STREET  
 LOT 12, LOT 13 and LOT 14 in BLOCK 3905  
 VILLAGE OF RIDGEWOOD COUNTY OF BERGEN, N.J.

DATE: 3/16/2022  
 FIELD DATE: 3/16/2022  
 FIELD CRY: M.P., P.A.P.  
 M.K. M.T.  
 CERT. OF ATR: GA28068900  
 DRAWN: P.A.P., M.T.  
 CHECKED: M.R.

REV. NO. 0  
 DATE: APRIL 14, 2022  
 SCALE: 1"=20'  
 FILE NO. 22-146  
 DWG. NO. SV-1

PREPARED FOR  
**MOUNTAIN VIEW AUTO**

**BERTIN ENGINEERING**  
 66 GLEN AVENUE  
 GLEN ROCK, N.J. 07452  
 F. 201.979.9788  
 www.bertinengineering.com

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

*Miloslav Rehak*  
**MILOSLAV REHAK**  
 N.J. PROFESSIONAL LAND SURVEYOR  
 NO. 43233

- NOTES, certification continued:**
- BOUNDARIES SHOWN ARE THE RESULT OF AN ACTUAL FIELD SURVEY BASED ON AVAILABLE MAPS, DEEDS OF RECORD AND PHYSICAL EVIDENCE BUT ARE LIMITED TO THE RIGHT OF WHATS AND AGREEMENTS OF RECORD THAT AN ACCURATE AND THOROUGH TITLE SEARCH MAY DISCLOSE.
  - A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(D).
  - VERTICAL DATUM BASED ON NAVD 88, GEOID '12A.
  - LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON OBVIOUS ABOVE GROUND PHYSICAL UTILITY APPLIANCES AND ACCESSIBLE MANHOLES. THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED BY DIGGING TEST HOLES PRIOR TO ANY DESIGN OR CONSTRUCTION. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
  - TOTAL AREA OF LOTS 12, 13, AND 14 = 73,810 SQ. FT. / 1.684 ACRES.
- REFERENCES**
- A CERTAIN MAP ENTITLED "BOUNDARY SURVEY OF 246-264 SOUTH BROAD STREET, LOTS 12, 13 & 14 IN BLOCK 3905 ON TAX MAPS OF VILLAGE OF RIDGEWOOD, BERGEN COUNTY, NEW JERSEY," PREPARED BY PRONEST SURVEYING, INC. AND DATED MAY 20, 2021, LAST REVISED AUGUST 10, 2021.
  - TAX MAP OF VILLAGE OF RIDGEWOOD, SHEET 39.
  - BASIS OF TITLE: LOT 12 DEED BOOK 4274 PAGE 1975, LOT 13 DEED BOOK 4275 PAGE 686, LOT 14 DEED BOOK 4285 PAGE 267.

- LEGEND:**
- UTILITY POLE W/ STREET LIGHT
  - UTILITY POLE
  - MANHOLE
  - STORM INLET
  - DETECTABLE PAD
  - HYDRANT
  - WATER VALVE
  - GAS VALVE
  - OH WIRES
  - WATER LINE
  - GAS LINE
  - SANITARY LATERAL
  - CONTOUR MINOR
  - CONTOUR MAJOR
  - CHAINLINK FENCE
  - WOOD FENCE
  - METAL FENCE
  - UNDERGROUND SANITARY PIPE

