

Survey Affidavit


STATE OF NEW JERSEY
COUNTY OF Bergen


} SS:


say(s) under oath:

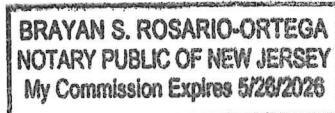
1. **Representations.** If only one person signs this Affidavit, the word "we" shall mean "I." The statements in this Affidavit are true to the best of our knowledge, information and belief.
2. **Property.** We are the present owners (or duly authorized officers, partners, or members of the present owner), of Property located at 284 Cantrell Rd (called this "Property") which we now _____ to.
3. **Survey.** We have examined the attached survey of this Property dated May 16, 2019 made by Behre Associates P.C.
4. **No Change.** The survey shows this Property in its present condition. There have been no changes in the boundary lines of this Property. There have been no changes in the principle building, accessory building, fences, driveway, sidewalks, patios, decks. There has been no installation of any new improvements such as a shed, patio, deck, relocation of sidewalk, patios or decks.
5. **Reliance.** We are aware that the Village of Ridgewood, Zoning Board of Adjustment will rely on the truthfulness and the statements made in this Affidavit in connection with the Variance Application that is submitted to the Zoning Board of Adjustment of the Village of Ridgewood.

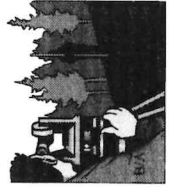
Signed and sworn to before me on (date)


Kathleen Escaravage
1/21/23


JASON ESCARAUGE
1/21/23


January 21, 2023





BEHRE ASSOCIATES, P.C. *Land Surveyors & Planners*

Title Surveys--Boundary Surveys--Wetlands Locations--Construction Layout--Topographical Surveys
Major Subdivisions--Minor Subdivisions--Variance Maps--Site Plans

ESTABLISHED 1985 - SERVING BERGEN, ESSEX, HUNTERDON, MORRIS, PASSAIC, SOMERSET, SUSSEX, AND WARREN COUNTIES

Metes and Bounds Description Tax Map Lot 1 Block 2513 Village of Ridgewood Bergen County, New Jersey

Beginning at a point on the easterly line of Claremont Road (50' Wide) marking the dividing line between Lot 1 in Block 2513 and Lot 8 in Block 2513 as shown on the Tax Map of the Village of Ridgewood, Bergen County, N.J., said beginning point being the same beginning point described in a deed to Stephen L. Nixon and Elizabeth A. Nixon, husband and wife dated June 30, 2011 and recorded in the Bergen County Clerk's Office on July 19, 2011 in Deed Book 789 Page 167, said beginning point also being S 32° 50' 00" W 257.22 feet from the point of intersection of the easterly line of Claremont Road and the westerly line of Cantrell Road (Width Varies), and running thence

- (1) along said dividing line S 57° 10' 00" E 94.00 feet to an iron pin with surveyor's I.D. cap found eight inches below the surface, thence
- (2) N 32° 50' 00" E 218.38 feet (218.88 feet per D.B. 789 P. 167- in Error) to a concrete monument found on the westerly line of Cantrell Road, thence
- (3) along the westerly line of Cantrell Road N 34° 43' 00" W 48.72 feet to a point of curvature therein, thence
- (4) in a general westerly direction on a curve to the left having a radius of 35.44 feet, a central angle of 112° 27' 00", for an arc length distance of 69.55 feet to a point of tangency on the easterly line of Claremont Road, thence
- (5) along the easterly line of Claremont Road S 32° 50' 00" W 204.23 feet to the point and place of beginning.

Containing 0.498 Ac.

This description was written in accordance with a survey by Behre Associates, P.C., Land Surveyors and Planners, Dana J. Behre, Land Surveyor, 10 Madden Avenue, Ogdensburg, N.J., dated May 16, 2019, and remains subject to any and all restrictions, reservations, easements, provisions and conditions of record, and those facts a complete title search may reveal.

Dana J. Behre Professional Land Surveyor N.J.L.S. No. 30079

General Notes:

1. This survey is subject to any and all restrictions, reservations, easements, provisions and conditions either recorded or unrecorded, and those facts a complete title search may reveal.
2. This survey does not purport to reflect current zoning or other land use regulations.
3. Subsurface and environmental conditions were not examined or considered as part of this survey.
4. Flood limits, flood areas, tidal boundaries, stream encroachment, wetlands, and topographic features are not addressed, and were not part of the scope of services provided or requested for this survey.

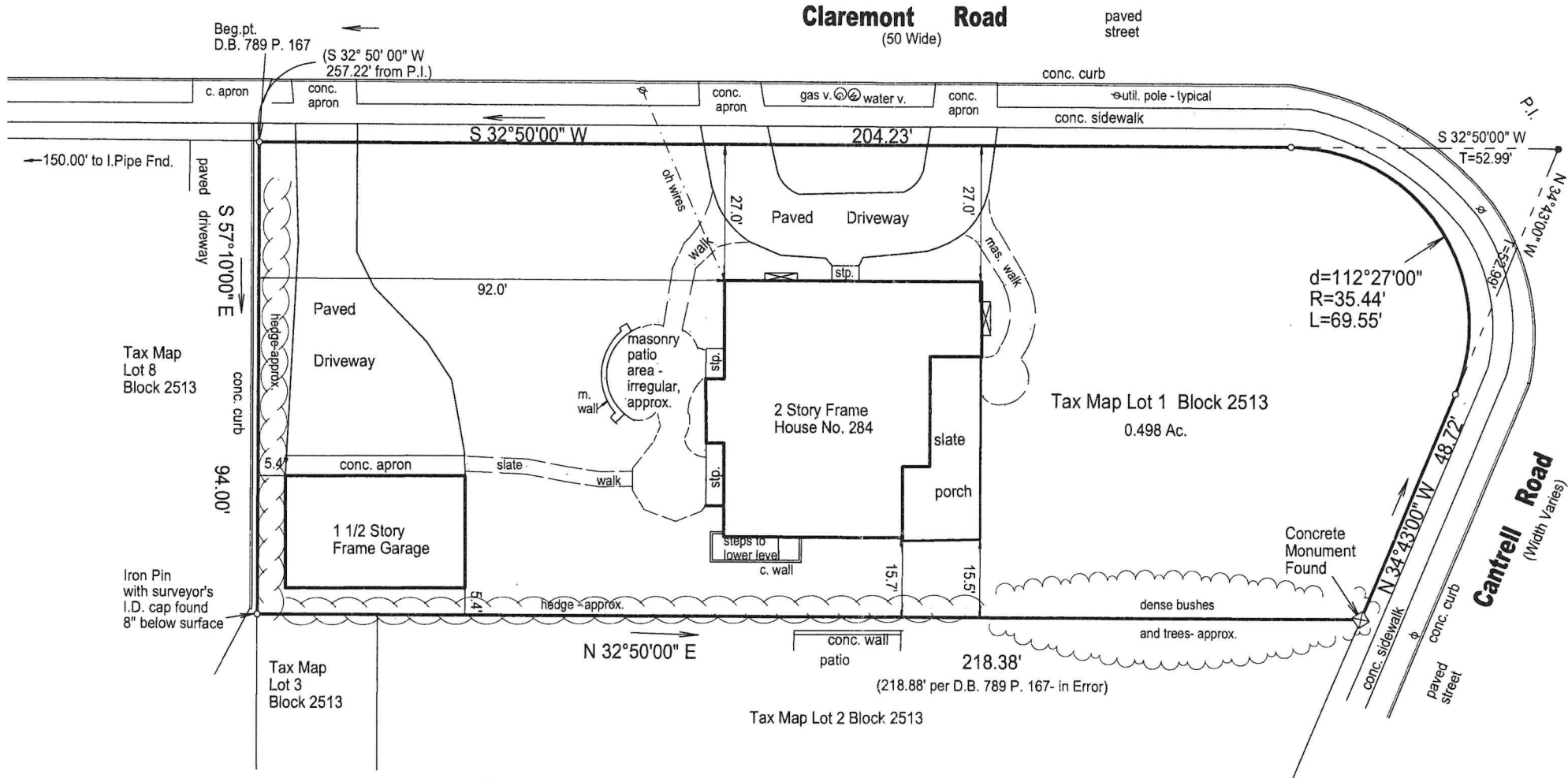
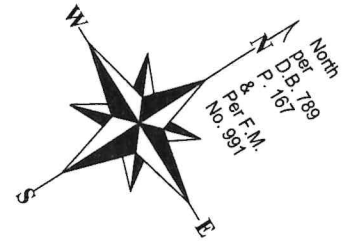
5. The undersigned land surveyor, and Behre Associates, P.C., will not be responsible or assume any liability for the use of this survey for any other purpose, including, but not limited to survey affidavit, resale of the property or assignment of the survey to any person(s) not so named in the certification hereon. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.

6. Building offsets shown hereon are not to be used to determine boundaries for construction, i.e. additions, fences, walls, and structures.

7. Property corners to be marked per contractual agreement. In addition one point on line marker is to be set on southeast line.

Filed Map Reference

Tax Map Lot 1 Block 2513 being part of Lot 1 in Block J as shown on a map entitled "Map of Land in Kathawood Park, owned by the Ridgewood Park Co., Ridgewood, Bergen County, N.J.", which map was filed in the Bergen County Clerk's Office on June 24, 1910 as Map No. 991.



Certified to:
Carnegie Title, LLC;
Fidelity National Title Insurance Company;
Jason Escaravage and Kathleen Escaravage;
Morgan Stanley Private Bank, NA, ISAOA ATIMA;
Janet P. Gerard, Esq.

Subject to general notes

Dana J. Behre
 N.J. Professional Land Surveyor No. 30079
 NOT VALID WITHOUT SIGNATURE AND RAISED SEAL

602-122436

Property Survey Tax Map Lot 1 Block 2513	
Village of Ridgewood May 16, 2019	
Bergen County, N.J. Scale : 1" = 30'	
W.O. 7585 B. 209 P. 86	Behre Associates, P.C. Land Surveyors & Planners 10 Madden Avenue, Ogdensburg, N.J. 07439 PH. (973) 827-2840 FAX (973) 827-1447 behreassociates@yahoo.com