

BOUNDARY SURVEY

TAX LOT 14 BLOCK 3612
488 OVERBROOK ROAD
VILLAGE OF RIDGEWOOD
BERGEN COUNTY, NEW JERSEY



NORTH (REF NO. 1)

CERTIFICATION:
I HEREBY CERTIFY TO THE FOLLOWING PARTIES LISTED, THAT THIS MAP HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND IS BASED UPON AN ACTUAL FIELD SURVEY, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, CORRECTLY REPRESENTS THE CONDITIONS FOUND EXCEPT SUCH EASEMENTS NOT DISCLOSED IN THE TITLE REPORT, OR FOUND BELOW THE GROUND.

THIS MAP IS CERTIFIED TO:
-JAMES GUSFA AND LU GUSFA, H/W
-FRANCIS A. CIAMBRONE, ESQ.
-TOWN TITLE AGENCY, LLC
-FIRST AMERICAN TITLE INSURANCE COMPANY

COLOR KEY:
-BLUE: BOUNDARY LINES, COURSES AND DISTANCES
-GREEN: TAX LOT/BLOCK AND AREA
-RED: BOUNDARY OFFSETS
-BLACK: EXISTING FEATURES

COMMON ABBREVIATIONS:
-FC: FENCE CORNER -MH: MANHOLE -PH: PORCH
-DC: DROP CURB -WV: WATER VALVE -MAS: MASONRY
-GV: GAS VALVE -UP: UTILITY POLE -LA: LANDSCAPING
-○: SET/FOUND PROPERTY MARKER

NOTES:
1.) THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH N.J.A.C. 13:40-5.
2.) 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).
3.) SURVEY BASED ON DEEDS FURNISHED; IT IS STRONGLY RECOMMENDED THAT A FULL TITLE SEARCH BE PERFORMED ON ALL ADJOINING PROPERTIES PRIOR TO ANY PERMANENT CONSTRUCTION

REFERENCES:
1.) DEED BOOK: 0858 PAGE: 508
2.) OFFICIAL TAX MAP OF VILLAGE OF RIDGEWOOD

Proj: BSM22-10596 | Scale: 1" = 20' | 07/07/2022

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