

FLOOD NOTE:
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN
 ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2%
 ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE
 RATE MAP NO. 3400301574, WHICH BEGINS AN
 EFFECTIVE DATE OF AUGUST 28, 2019.
 BEFORE THE PREPARATION OF DESIGN PLANS, PLEASE VISIT
 CHANGEX TO CORROBORATE THE INFORMATION LISTED ABOVE.



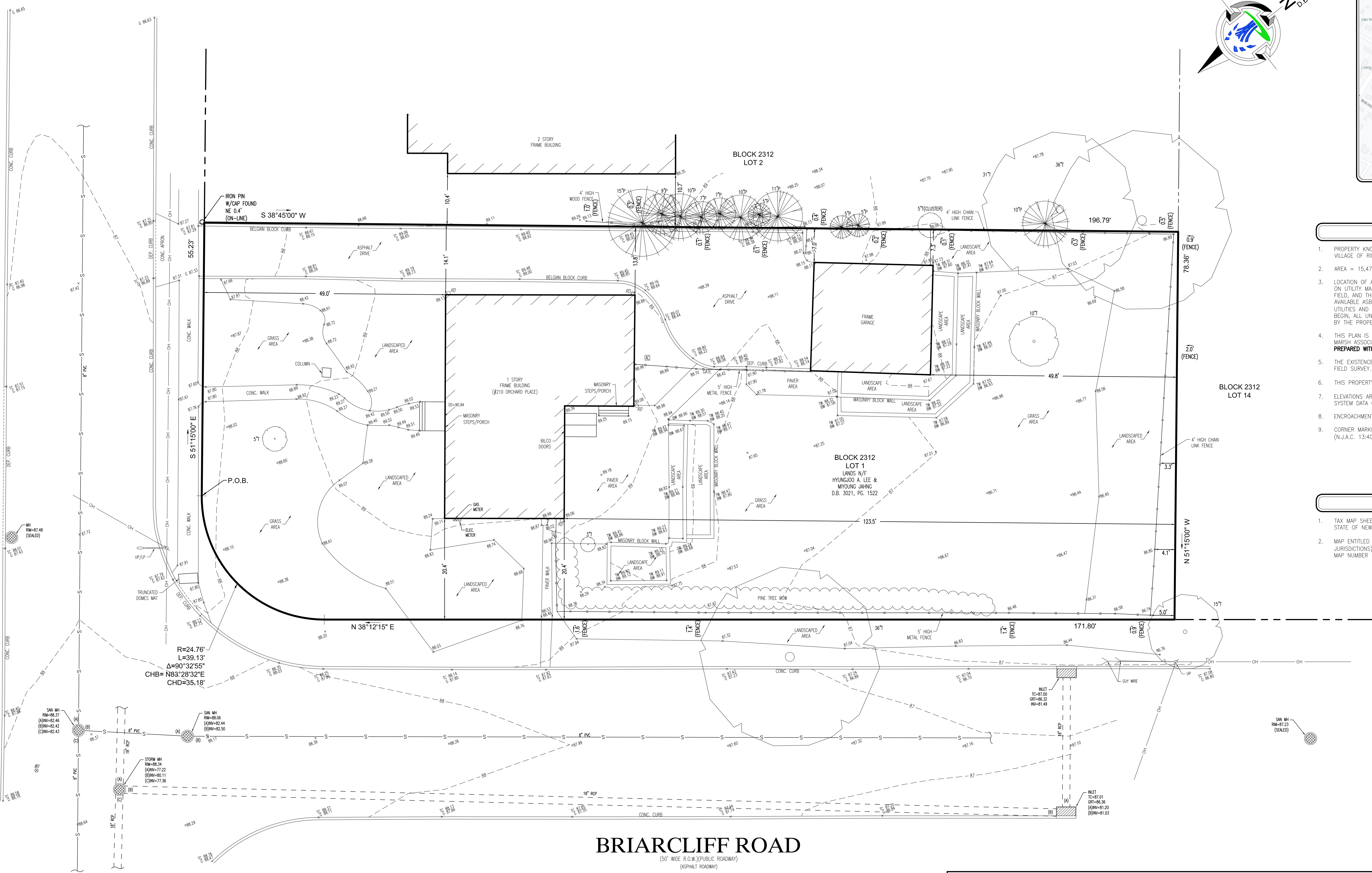
NOTES

1. PROPERTY KNOWN AS LOT 1, BLOCK 2312 AS IDENTIFIED ON THE OFFICIAL TAX MAPS OF THE VILLAGE OF RIDGEWOOD, BERGEN COUNTY, STATE OF NEW JERSEY.
2. AREA = 15,470 S.F. OR 0.355 AC.
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK CUTS, 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 ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE THE PREPARATION OF DESIGN PLANS AND/OR EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANY.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY BLUE MARSH ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON. **THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT.**
5. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
6. THIS PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
7. ELEVATIONS ARE BASED UPON (NAVD 88) DATUM ESTABLISHED ONSITE UTILIZING GLOBAL POSITIONING SYSTEM DATA COLLECTION.
8. ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
9. CORNER MARKER WAIVER OBTAINED FROM THE ULTIMATE USER AS PROVIDED BY THE REGULATION (N.J.A.C. 13:40-5.2 OF THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

REFERENCES

1. TAX MAP SHEET #23 OF THE OFFICIAL TAX MAPS OF THE VILLAGE OF RIDGEWOOD, BERGEN COUNTY, STATE OF NEW JERSEY.
2. MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, BERGEN COUNTY, NEW JERSEY (ALL JURISDICTIONS)", PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL 157 OF 332, MAP NUMBER 3400301574, EFFECTIVE DATE: AUGUST 28, 2019.

ORCHARD PLACE
 (50' WIDE R.O.W.) (PUBLIC ROADWAY)
 (ASPHALT ROADWAY)



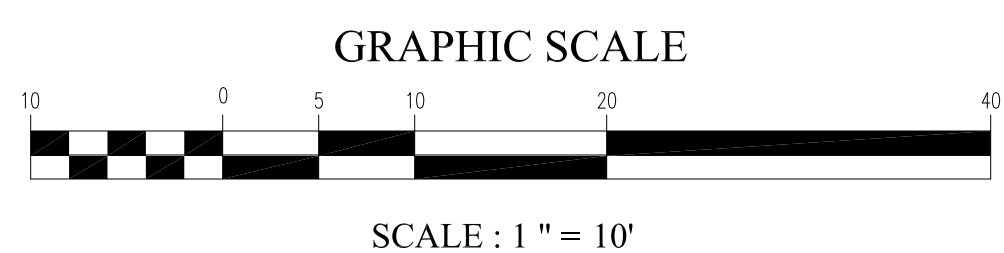
BRIARCLIFF ROAD
 (50' WIDE R.O.W.) (PUBLIC ROADWAY)
 (ASPHALT ROADWAY)

LEGEND OF SYMBOLS

--- 88 ---	CONTOUR (MAJOR/MINOR)	⊙	ROOF DRAIN
x 87.25	SPOT ELEVATION	○	TREE W/TRUNK DIAMETER
x 87.08	TOP OF CURB ELEVATION	—	OVERHEAD WIRES
x 86.98	GUTTER ELEVATION	—	APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER LINE
x 86.87	TOP OF WALL ELEVATION	—	APPROXIMATE LOCATION OF UNDERGROUND STORM SEWER LINE
x 87.31	BOTTOM OF WALL ELEVATION	—	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
x 85-90.94	DOOR SILL ELEVATION		

PROTECT YOURSELF
 A PHONE CALL
 CAN SAVE YOUR INSURANCE POLICY

WHAT YOU DON'T KNOW CAN HURT YOU
 THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF EXCAVATORS,
 DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S
 SURFACE ANYWHERE IN THE STATE.
TICKET #23137262



SURVEYOR'S CERTIFICATION

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, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS. THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND INDICATED HEREON IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LAND.

THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

JOSEPH J. WRIGHT
 NEW JERSEY PROFESSIONAL LAND SURVEYOR #05-3488500
 CERTIFICATE OF AUTHORIZATION #240503488500

DATE:	6-1-2023
SCALE:	1" = 10'
FIELD BK. NO.:	23-00
PROJECT NO.:	23-B-154
DRAWN BY:	G.A.
REVIEWED BY:	T.D.M./J.J.W.
REV-1:	8/31/2023
REV-2:	
REV-3:	
REV-4:	
REV-5:	

BOUNDARY & TOPOGRAPHIC SURVEY
JONATHAN & DANIELLE COHEN
 #210 ORCHARD PLACE
 LOT 1, BLOCK 2312
 VILLAGE OF RIDGEWOOD, BERGEN COUNTY
 STATE OF NEW JERSEY

BLUE MARSH ASSOCIATES, INC
 LAND SURVEYORS & PLANNERS

551 EASTON ROAD, SUITE A WASHINGTON, PA 15376-2370
 215-278-4253 (MAIN) 215-343-0218 (FAX)

1541 ROUTE 37 EAST, SUITE B TOMS RIVER, NJ 08753
 732-552-3641 (MAIN) 732-929-8915 (FAX)

www.BlueMarshAssociates.com

SHEET: 1 OF 1