

BOUNDARY SURVEY

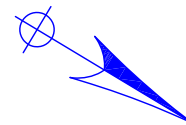
TAX LOT 10 BLOCK 5002
850 AUBURN AVENUE
VILLAGE OF RIDGEWOOD
BERGEN COUNTY, NEW JERSEY

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:

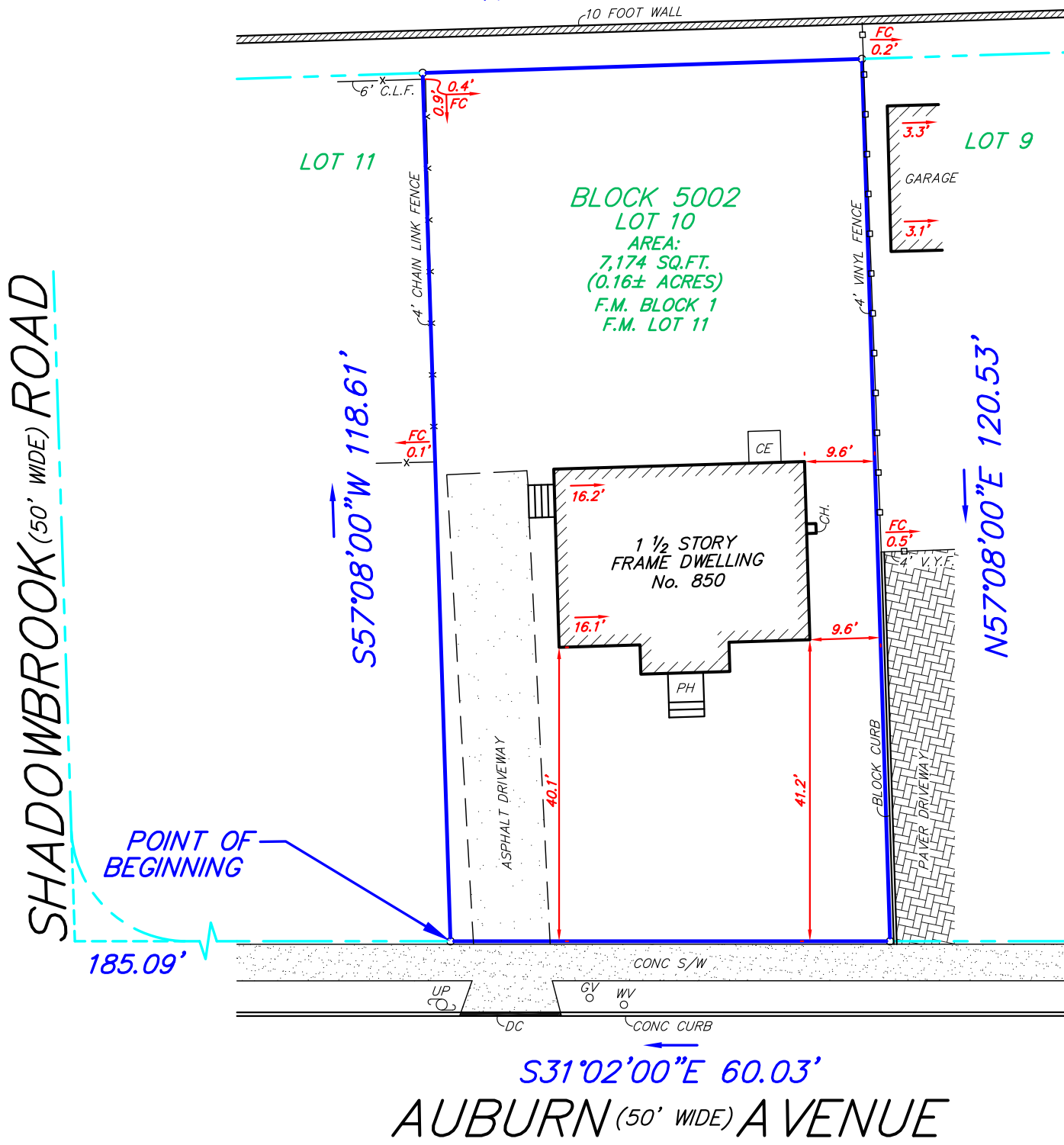
-ROSE WANG & KEVIN ZHANG
-CILINGIRYAN LAW
-OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
-MAIN STREET TITLE & SETTLEMENT SERVICES, LLC (MSQ-15067)
-GARDEN STATE MORTGAGE CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR



NORTH (REF NO. 1)

STATE HIGHWAY ROUTE 17

$N32^{\circ}52'00''W$ 60.00'



SHADOWBROOK (50' WIDE) ROAD

POINT OF BEGINNING

$S31^{\circ}02'00''E$ 60.03'
AUBURN (50' WIDE) AVENUE

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

REFERENCES:
1.) KNOWN AS LOT 11 IN BLOCK 1 AS SHOWN ON A MAP ENTITLED "MAP OF GLENDALE ESTATES, VILLAGE OF RIDGEWOOD, BERGEN COUNTY, NJ", FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON 05/08/1951 AS MAP NO. 4107.
2.) DEED BOOK: 3800 PAGE: 97
3.) OFFICIAL TAX MAP OF THE VILLAGE OF RIDGEWOOD

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

Proj: BSM23-11879 Scale: 1" = 20' 08/01/2023

BUTLER
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