

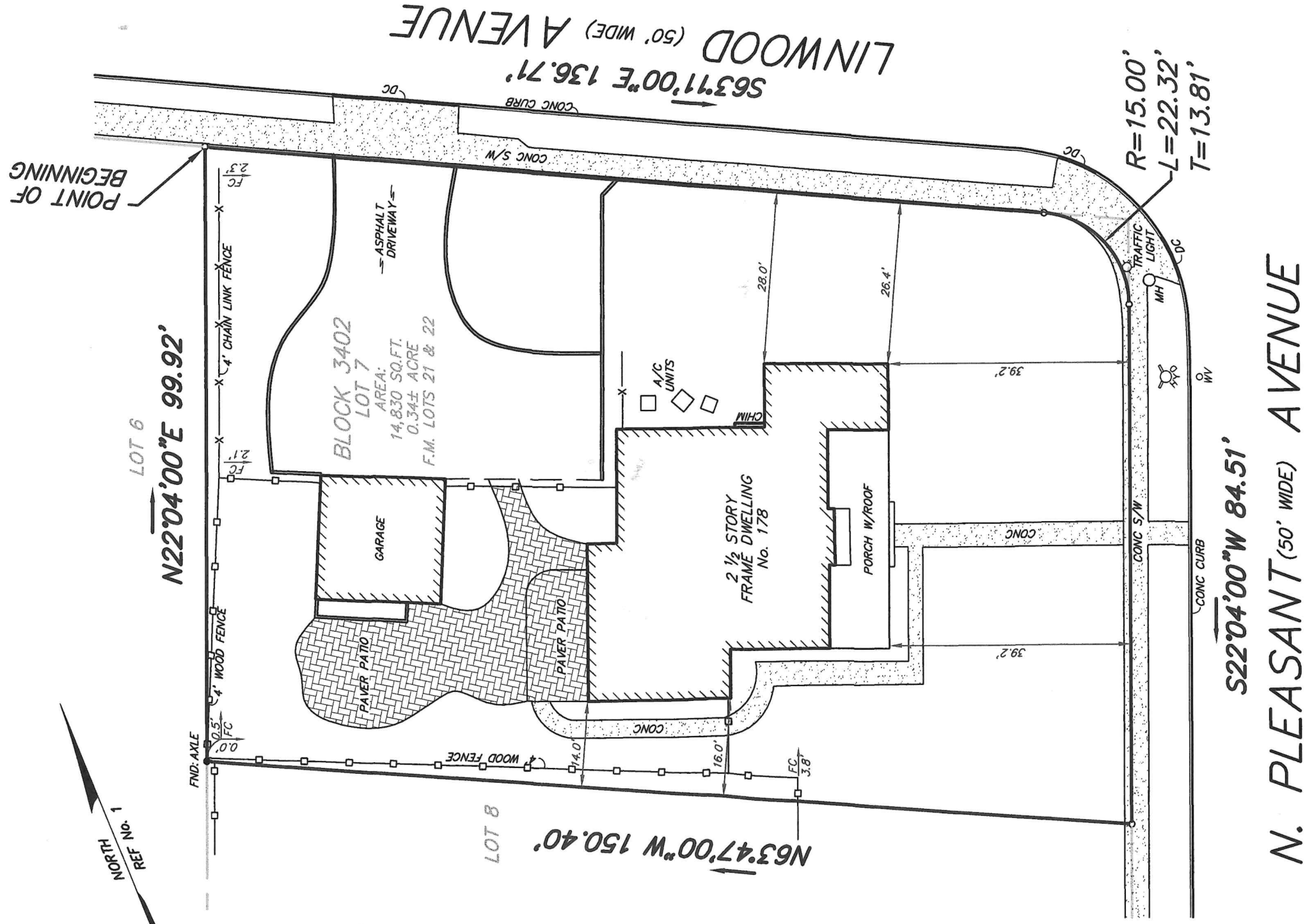
BOUNDARY SURVEY
 TAX LOT 7 BLOCK 3402
 178 NORTH PLEASANT AVENUE
 VILLAGE OF RIDGEWOOD
 BERGEN COUNTY, NEW JERSEY

CERTIFICATION:

I HEREBY CERTIFY TO THE FOLLOWING PARTIES LISTED BELOW, THAT THIS MAP HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED 05-09-2019 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:

-GREGORY IANNAcone AND VICTORIA IANNAcone



NORTH
 REF No. 1

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

REFERENCES:

- 1.) KNOWN AS LOTS 21 AND 22 AS SHOWN ON A CERTAIN FILED MAP ENTITLED "SURVEY AT RIDGEWOOD, BERGEN COUNTY, NEW JERSEY MADE FOR THE FIDELITY TITLE AND MORTGAGE GUARANTY CO., PROPERTY OF THE KIRSCH-BURDICK REALTY CORP.", FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON MAY 4, 1923 AS MAP NO. 1840
- 2.) DEED BOOK: 3293 PAGE: 560
- 3.) FIRST JERSEY TITLE SERVICES, INC. (COMMITMENT No. 095533)
- 4.) OFFICIAL TAX MAP OF THE VILLAGE OF RIDGEWOOD

COLOR KEY:

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

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: BSM25-14341 Scale: 1" = 20' 08/04/2025

BUTLER
 SURVEYING & MAPPING, INC.
 PROFESSIONAL ENGINEERING AND SURVEYING SERVICES
 41-A PROSPECT STREET • MIDLAND PARK • NJ • 07432
 PH: (201) 389-3339 • HTTPS://BUTLERSM.COM • INFO@BUTLERSM.COM
 DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER • 24GA28157600

John J. Butler
JOHN J. BUTLER, PLS
 N.J. PROFESSIONAL LAND SURVEYOR LIC. No. 4-3267

N. PLEASANT (50' WIDE) AVENUE

S22°04'00"W 84.51'

LINWOOD (50' WIDE) AVENUE

N63°47'00"W 150.40'

N22°04'00"E 99.92'

R=15.00'
 L=22.32'
 T=13.81'