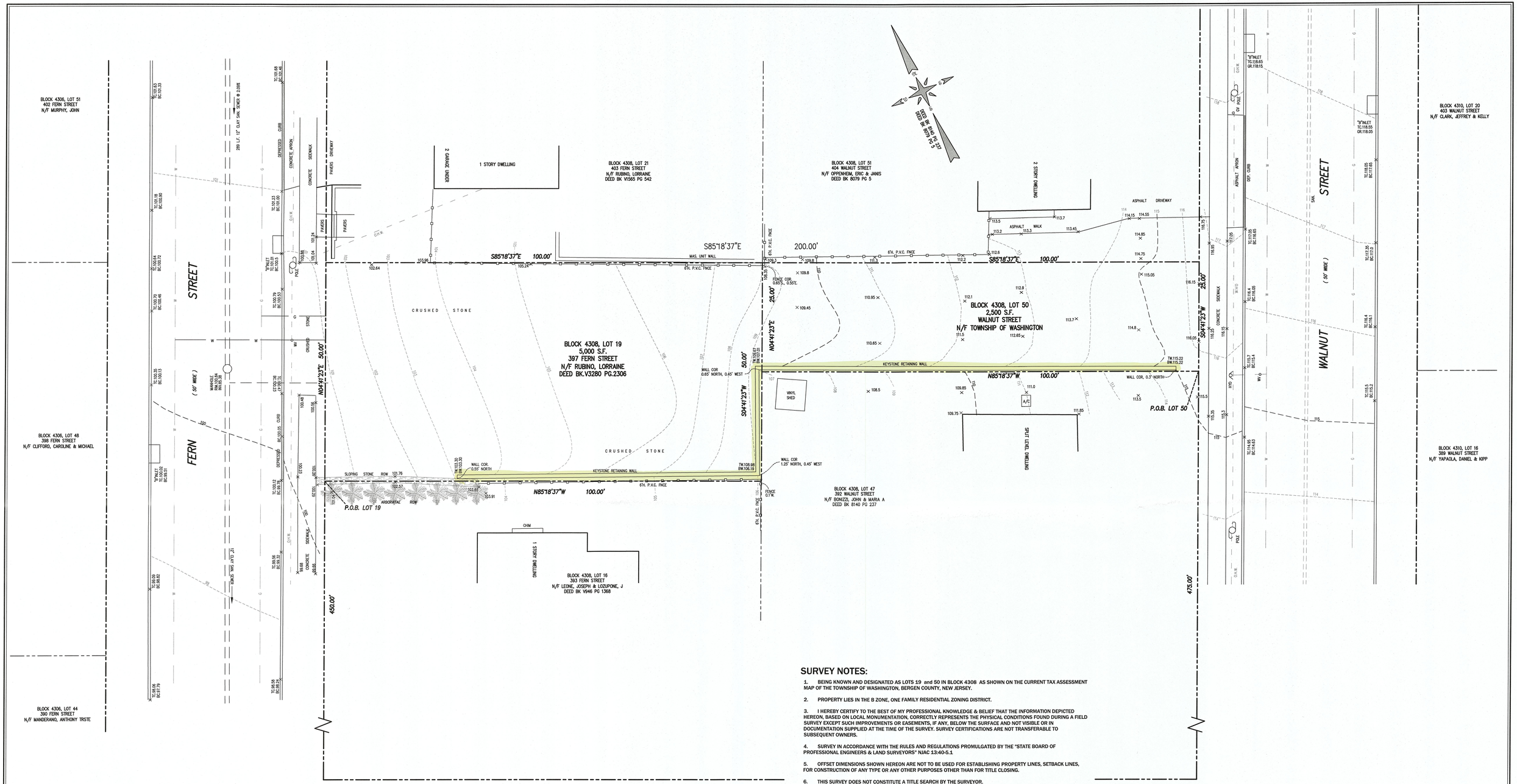

DESCRIPTION OF PROPERTY, BLOCK 4308, LOT 19
(Deed Bearing System, as per adjacent deeds Bk. 8079, Pg. 5 AND Bk. 8140, Pg. 237.)

All that certain lot, parcel or tract of land situate and lying in the Township of Washington, County of Bergen, State of New Jersey, and being more particularly described as follows:

Being known and designated as Lots 19 and 20 in Block 22 as shown on a certain filed map entitled "Map of Westwood Highlands, Township of Washington, Bergen Co. N.J., Owned By Blockdel Realty Co. Inc." filed in the Bergen County Clerks Office on March 31, 1926 as Filed Map No. 2085

Beginning at a point, said point being distant 450.00 feet from the intersection formed by the northerly right of way line of Lincoln Avenue (50 feet wide) and the easterly right of way line of Fern Street (50 feet wide) and running thence:

1) Along the easterly right of way line of Fern Street on a bearing of N04°41'23"E a distance of 50.00 feet to a point, thence;
2) On a bearing of S85°18'37"E a distance of 100.00 feet to point, thence;
3) On a bearing of S04°41'23"W a distance of 50.00 feet to a point, thence;
4) On a bearing of N85°18'37"W a distance of 100.00 feet to a point in the easterly right of way of Fern Street and the point or place of beginning.

The above described parcel contains 5,000 S.F, 0.11475 Ac.

DESCRIPTION OF PROPERTY, BLOCK 4308, LOT 50
(Deed Bearing System, as per adjacent deeds Bk. 8079, Pg. 5 AND Bk. 8140, Pg. 237.)

All that certain lot, parcel or tract of land situate and lying in the Township of Washington, County of Bergen, State of New Jersey, and being more particularly described as follows:

Being known and designates as Lot 50 , in Block 22 as shown on a certain filed map entitled "Map of Westwood Highlands, Township of Washington, Bergen Co. N.J., Owned By Blockdel Realty Co. Inc." filed in the Bergen County Clerks Office on March 31, 1926 as Filed Map No. 2085

Beginning at a point, said point being distant 475.00 feet from the intersection formed by the northerly right of way line of Lincoln Avenue (50 feet wide) and the westerly right of way line of Walnut Street (50 feet wide) and running thence:

1) On a bearing of N85°18'37"W a distance of 100.00 feet to point, thence;
2) On a bearing of N04°41'23"E a distance of 25.00 feet to a point, thence;
3) On a bearing of S85°18'37"E a distance of 100.00 feet to to a point in the westerly right of way of Walnut Street, thence;
4) Along the westerly right of way line of Walnut Street on a bearing of S04°41'23"W a distance of 25.00 feet to the point or place of beginning.

The above described parcel contains 2,500 S.F, 0.05739 Ac.

SURVEY NOTES:

1. BEING KNOWN AND DESIGNATED AS LOTS 19 and 50 IN BLOCK 4308 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE TOWNSHIP OF WASHINGTON, BERGEN COUNTY, NEW JERSEY.

2. PROPERTY LIES IN THE B ZONE, ONE FAMILY RESIDENTIAL ZONING DISTRICT.

3. I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE & BELIEF THAT THE INFORMATION DEPICTED HEREON, BASED ON LOCAL MONUMENTATION, CORRECTLY REPRESENTS THE PHYSICAL CONDITIONS FOUND DURING A FIELD SURVEY EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE OR IN DOCUMENTATION SUPPLIED AT THE TIME OF THE SURVEY. SURVEY CERTIFICATIONS ARE NOT TRANSFERABLE TO SUBSEQUENT OWNERS.

4. SURVEY IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS" NJAC 13:40-5.1

5. OFFSET DIMENSIONS SHOWN HEREON ARE NOT TO BE USED FOR ESTABLISHING PROPERTY LINES, SETBACK LINES, FOR CONSTRUCTION OF ANY TYPE OR ANY OTHER PURPOSES OTHER THAN FOR TITLE CLOSING.

6. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.

7. THIS SURVEY DOES NOT SHOW OR INTEND TO SHOW ANY UNRECORDED EASEMENTS, GRANTS OR RIGHT OF WAY.

8. TO THE BEST OF OUR KNOWLEDGE AND BELIEF NO DEED RESTRICTIONS OR COVENANTS EXIST OTHER THAN THAT IS SHOWN AND SUCH FACTS AND INFORMATION WHICH MAY BE REVEALED BY AN ABSTRACT OR TITLE SEARCH.

9. THE LOCATION AND DEPTHS OF ALL UTILITIES SHOWN ARE APPROXIMATE. FOR THEIR EXACT LOCATION AND DEPTHS, THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES AT 1-800-272-1000. PRIOR TO ANY CONSTRUCTION CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS. IF THERE ARE ANY CONFLICTS WITH THIS PLAN THE ENGINEER/ARCHITECT SHALL BE NOTIFIED BEFORE COMMENCING CONSTRUCTION. CONTRACTORS INVESTIGATION SHALL INCLUDE, BUT NOT BE LIMITED TO, LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES, AND CLEARANCES AT CROSSINGS. TEST HOLES MAY BE NECESSARY. COMMENCEMENT OF CONSTRUCTION SHALL CONSTITUTE ACCEPTANCE BY THE CONTRACTOR OF THIS PLAN, CONDITIONS, AND CONSEQUENCES THEREOF. RESULTS OF FINDINGS MAY NECESSITATE ADJUSTMENTS TO THIS PLAN.

10. FEMA MAP, FLOOD INSURANCE RATE MAP, BERGEN COUNTY, NEW JERSEY, PANEL 181 OF 332, MAP NO.34003C0181H, MAP REVISED, AUGUST 28, 2019. ENTIRE PROPERTY IS SHOW AS BEING IN THE FOLLOWING FLOOD ZONE:
"ZONE X ", Areas determined to be outside the 0.2% annual chance floodplain.

11. BEARINGS ARE SHOWN HEREON AS PER ADJACENT DEEDS Bk. 8079, Pg. 5 AND Bk. 8140, Pg. 237.

12. VERTICAL DATUM = ASSUMED DATUM.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

DATE	BY	CHKD	DESCRIPTION
09-15-20	swc	DJ	update topo as per field visit on Aug. 18, 2020
05-04-20	swc	DJ	adjust boundary, update topo on Lot 19, add Lot 50 and topo

REVISIONS

ROBERT L. COSTA N.J. LIC. NO. 34702 & 4639
PROFESSIONAL ENGINEER AND PLANNER
SIGNED: DATE:

DAVID JAMIOLKOWSKI NJ P.L.S. LIC. NO. 43296
PROFESSIONAL LAND SURVEYOR
SIGNED: DATE: DECEMBER 20, 2019

COSTA ENGINEERING CORPORATION
PROFESSIONAL ENGINEERS • SURVEYORS • PLANNERS
State of New Jersey Certificate of Authorization No. GA 276726.
325 So. RIVER STREET - SUITE 302, HACKENSACK, N.J. 07601
TEL (201) 487-0015 FAX (201) 487-5122

DRAWING TITLE:	**BOUNDARY AND TOPOGRAPHIC SURVEY**
PROJECT NAME:	LORRAINE RUBINO
LOCATION:	BLOCK 4308, LOTS 19 and 50
	TOWNSHIP OF WASHINGTON
	BERGEN COUNTY, NEW JERSEY
PROJ. NO. 19-2197	SCALE: 1"= 10' DRAWN BY: SWC

1
1

© 2019Costa Engineering Corp.