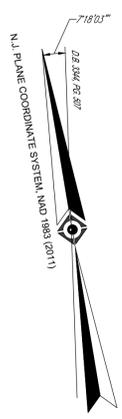
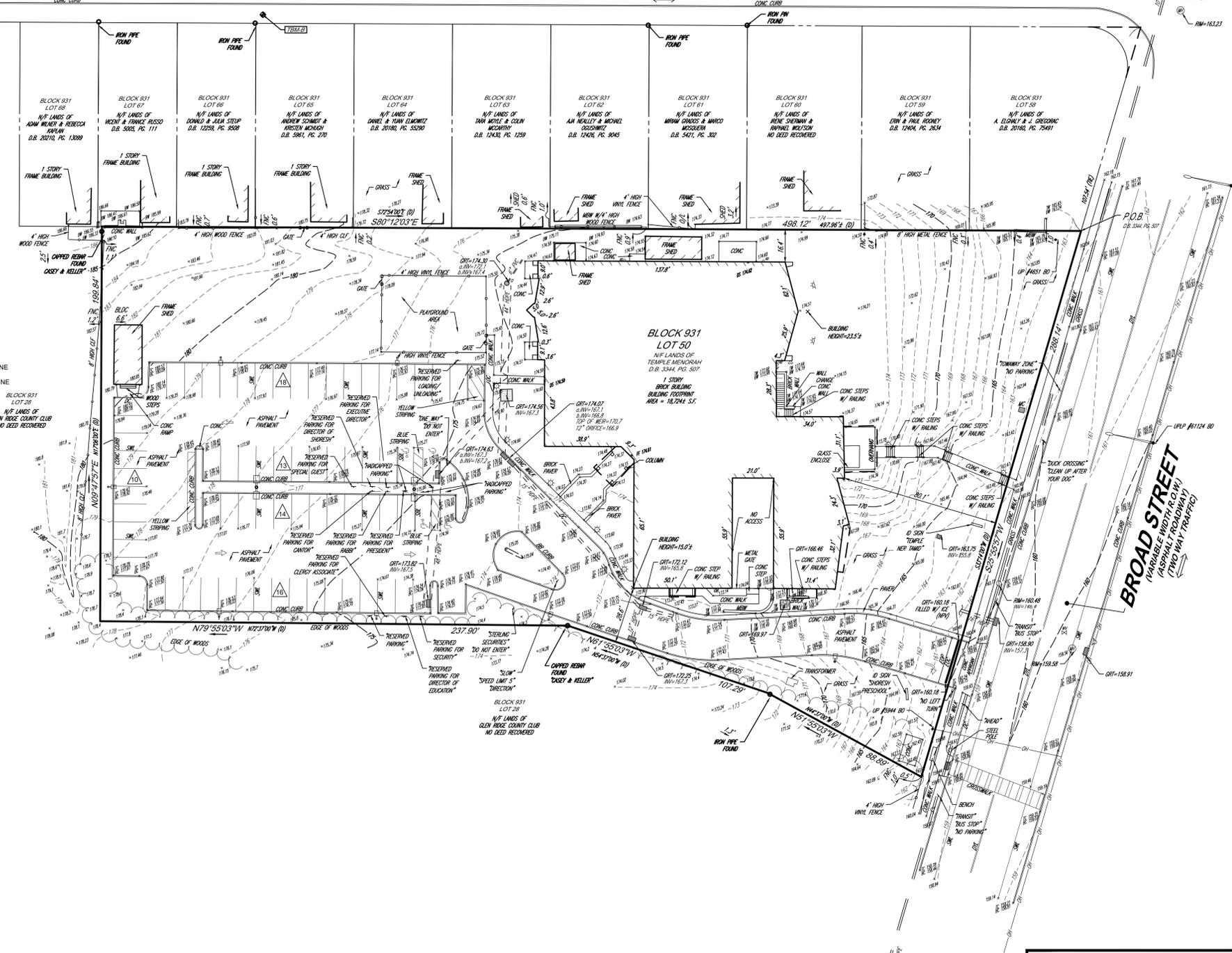




VICINITY MAP
© 2022 ESRI WORLD LIGHT GRAY CANVAS
(NOT TO SCALE)



YANTECAW AVENUE
(50' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)



- LEGEND**
- 124 EXISTING CONTOUR
 - 125 EXISTING SPOT ELEVATION
 - 126 EXIST. TOP OF CURB ELEVATION
 - 127 EXIST. BOTTOM OF CURB ELEVATION
 - 128 EXIST. TOP OF WALL ELEVATION
 - 129 EXIST. BOTTOM OF WALL ELEVATION
 - 130 APPROX. LOC. UNDERGROUND SANITARY LINE
 - 131 APPROX. LOC. UNDERGROUND DRAINAGE LINE
 - OH OVERHEAD WIRES
 - HYDRANT
 - FIRE DEPARTMENT CONNECTION (F.D.C.)
 - WATER VALVE
 - ELECTRIC METER
 - UNKNOWN MANHOLE
 - SANITARY/SEWER MANHOLE
 - CATCH BASINS
 - ROOF DRAIN
 - VENT & NUMBER OF VENTS
 - UTILITY POLE
 - UTILITY POLE/LIGHT POLE/SOLAR PANEL
 - PAINTED ARROWS
 - DETECTABLE WARNING PAD
 - METAL COVERS
 - SIGN
 - GATE POST
 - AREA LIGHT
 - GROUND FLOOD LIGHT
 - PARKING SPACE COUNT
 - BELGIUM BLOCK CURB
 - BUILDING
 - CHAIN LINK FENCE
 - DEPRESSED CURB
 - DOUBLE YELLOW LINE
 - EDGE OF CONC.
 - EDGE OF PAVEMENT
 - FIRE DEPARTMENT CONNECTION
 - HEIGHT
 - MASONRY BLOCK WALL
 - METAL COVER
 - SOLID BLUE LINE
 - SOLID WHITE LINE
 - EVIDENCE FOUND
 - UNKNOWN TERMINUS

- NOTES:**
- PROPERTY KNOWN AS LOT 50, BLOCK 931, AS SHOWN ON THE OFFICIAL TAX MAP OF TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, NEW JERSEY.
 - AREA = 100,973 SQUARE FEET OR 2.318 ACRES.
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, 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 ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ANY OR ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.

- A QUALITY LEVEL SYSTEM IS UTILIZED TO IDENTIFY THE SOURCE OF THE UNDERGROUND UTILITY INFORMATION. THE METHOD OF DETERMINATION IS BASED ON CONTRACTUAL AGREEMENT WITH THE CLIENT AND IS DEPICTED ON THE SURVEY BY THE LINE TYPES SHOWN IN THE DRAWING LEGEND. FOR REFERENCE, THE QUALITY LEVELS ARE AS FOLLOWS:
- QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.
 - QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.
 - QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
 - QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.
- ALL FOUR TYPES MAY NOT BE PRESENT ON THIS SURVEY.

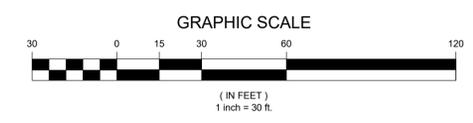
- THIS PLAN IS BASED ON A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. (THE SURVEYOR). INFORMATION PROVIDED BY THE CLIENT AND OTHER REFERENCE MATERIAL AS LISTED HEREON, CHANGES TO THE PROPERTY AFTER THE FIELD DATE ARE NOT THE RESPONSIBILITY OF THE SURVEYOR.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS IMPORTANT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO CONVEYANCE AND THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY. BOUNDARY AND EASEMENT LINES ARE BASED UPON AVAILABLE DOCUMENTATION AT THE TIME OF SURVEY AND ARE SUBJECT TO SAID TITLE REPORT.
- EXISTING FIRM: BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN) PER MAP REF #2.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY. SURVEY DOES NOT ADDRESS ENVIRONMENTAL CONDITIONS OR LAND SUITABILITY.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 18), BASED ON GPS/GNSS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNET).
TEMPORARY BENCHMARKS SET:
TBM-A: XCUT SET IN CONCRETE WALK, ELEVATION= 163.86'
TBM-B: XCUT SET IN CONCRETE WALK, ELEVATION= 183.86'
- SEVEN (7) DAYS PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SURVEY HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION. SURVEYOR IS NOT RESPONSIBLE FOR CONTRACTOR'S FAILURE TO COMPLY.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- ANY DISCREPANCIES FOUND ON THE SURVEY SHOULD BE REPORTED TO THE SURVEYOR IMMEDIATELY.
- A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C. 14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d).

- REFERENCES:**
- THE OFFICIAL TAX ASSESSOR'S MAP OF TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, NEW JERSEY, SHEET #34.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, ESSEX COUNTY, NEW JERSEY, (ALL JURISDICTIONS), PANEL 104 OF 2007, MAP NUMBER 3401301046, REVISED DATE: APRIL 3, 2020.
 - MAP ENTITLED "GLENRIDGE COUNTY CLUB, BOUNDARY SURVEY, BROAD STREET, TOWNSHIP OF BLOOMFIELD, TAX LOT 28, BLOCK 931, BOROUGH OF GLEN RIDGE, TAX LOTS 1, 1.01, 2 & 14, BLOCK 132, ESSEX COUNTY, NJ, PREPARED BY CASEY & KELLER INC., DATED 07-29-2011.

1	REVISED PER SITE VISIT ON 06-12-2025	FO	DB	JDS	06-19-2025
NO.	DESCRIPTION OF REVISION	FIELD CREW	APPROVED	DATE	

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL



JAMES D. SENS
NEW JERSEY PROFESSIONAL LAND SURVEYOR #24GS04322600
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

06-18-2025
DATE

FIELD DATE	01-06-2025	BOUNDARY & TOPOGRAPHIC SURVEY			
FIELD BOOK NO.	25-01	LOT 50, BLOCK 931			
FIELD BOOK PG.	6	936 BROAD STREET			
FIELD CREW	B.B./S.R.	TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY			
DRAWN:	P.V./K.O.	STATE OF NEW JERSEY			
REVIEWED:	T.J.M.	DATE	02-27-2025	SCALE	1" = 30'
APPROVED:	J.D.S.	FILE NO.	01-240289-00	SHEET	1 OF 1

CONTROL POINT ASSOCIATES, INC.
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WARREN, NJ 07059
908.668.0099
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