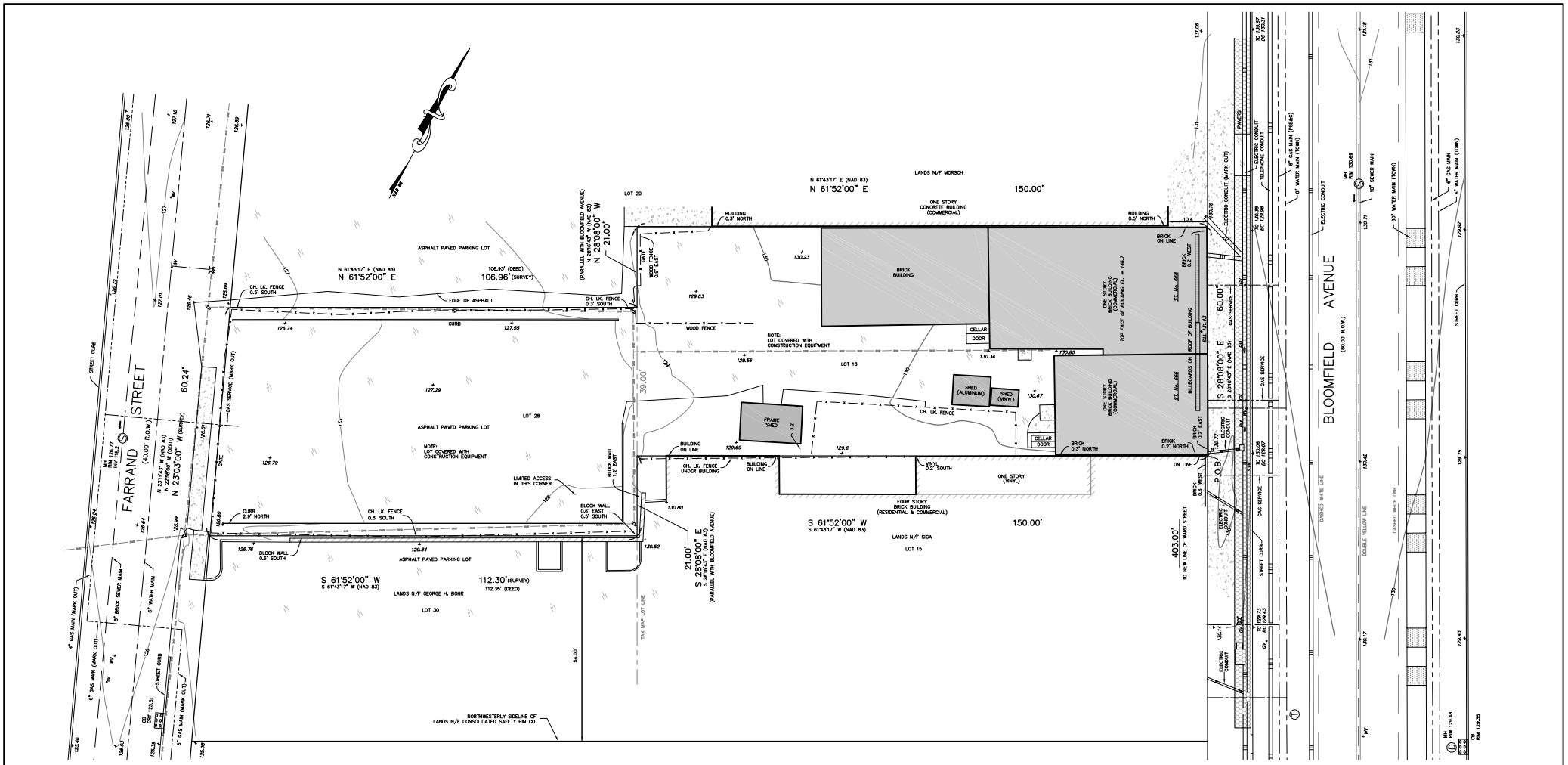
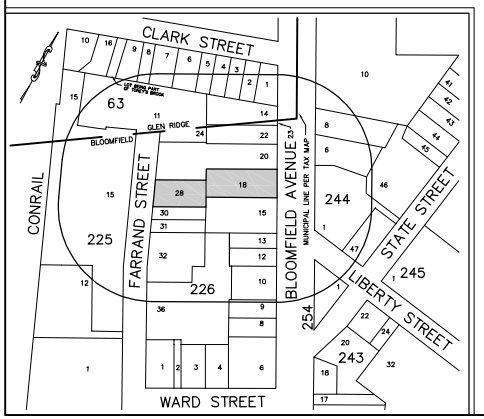


200' RADIUS AREA MAP
NOT TO SCALE



LEGEND

PROJECT BOUNDARY LINE	SANITARY MAN HOLE
OVERHEAD WIRES	TELEPHONE MANHOLE
CURB LINE	ELECTRIC MANHOLE
DROP CURB	UNMARKED MANHOLE
FENCE	STORM DRAIN MANHOLE
CATCH BASIN	DIRECTION OF SEWER FLOW
INLET	SPOT ELEVATION
GAS VALVE	EXISTING CONTOUR LINE
WATER VALVE	MONITORING WELL
FIRE HYDRANT	IRRIG. CONTROL VALVE
SIGN POST	UNMARKED VALVE
LIGHT POLE	OIL FILL CAP
UTILITY POLE	CLEAN OUT
UTILITY POLE WITH CONDUIT	PARKING METER
CONCRETE	TRAFFIC LIGHT
ASPHALT	DECIDUOUS TREE (DIAMETER)
ADA DETECTION PAD	EVERGREEN TREE (DIAMETER)

GRAPHIC SCALE

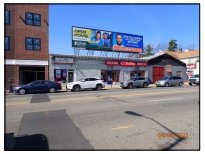
(IN FEET)
1 inch = 10 ft.

GENERAL NOTES

1. Locations and types of utilities shown hereon are derived from field location and available utility maps. Prior to any excavation contact the Township of Bloomfield Engineer's office, sewer, and water departments, the local carriers of telephone and cable, and Public Service Electric & Gas Co.

   For location, depth and mark-out of utilities you must call 800-272-1000

2. All elevations and contours shown are existing and are based on NAVD 88, derived from Global Positioning System, (GPS). Said elevations based on the "Continuously Operating Reference Station" (CORS), positioned at NJIT.
3. Total lot area = 15,578 sq. ft. or 0.358 acres.
4. This survey is subject to the facts and findings of a complete title search.
5. This survey is not valid unless signed and sealed by the licensed surveyor.
6. Per the National Flood Insurance Program Map No. 34013C 0312G with an effective date of April 3, 2020 the property shown hereon falls in Zone AE and falls in a Special Flood Hazard Area.



SITE PHOTO

DESCRIPTION

BEGINNING at a point on the westerly sideline of Bloomfield Avenue, said point being distant 403.00 feet northerly from the corner formed by the intersection of the said westerly sideline of Bloomfield Avenue and the northerly sideline of Ward Street; thence running

1) Westerly along the land now or formerly Sica, South 61 degrees 52 minutes 00 seconds West, 150.00 feet to a point, thence
2) Southerly and parallel with Bloomfield Avenue, South 28 degrees 08 minutes 00 seconds East, 21.00 feet to a point, thence
3) Westerly along the lands now or formerly George H. Bohr and 54 feet northwesterly and parallel with the northwesterly sideline of lands now or formerly Consolidated Safety Pin Co., South 61 degrees 52 minutes 00 seconds West, 112.30 feet to a point on the easterly sideline of Farrand Street, thence
4) Northerly along said sideline, North 22 degrees 03 minutes 00 seconds West 60.24 feet to a point, thence
5) North 61 degrees 52 minutes 00 seconds East, 106.96 feet to a point, thence
6) Northerly and parallel with Bloomfield Avenue, North 28 degrees 08 minutes 00 seconds West 21.00 feet to a point, thence
7) Easterly along the lands now or formerly Morsch, North 61 degrees 52 minutes 00 seconds East, 150.00 feet to a point on the aforesaid westerly sideline of Bloomfield Avenue, thence
8) Southerly along said sideline, South 28 degrees 08 minutes 00 seconds East, 60.00 feet to the **POINT AND PLACE OF BEGINNING**.

The above described parcel contains 15,578 square feet or 0.358 acres of land.

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. 13:40-5.2(d).

No.	DATE	DESCRIPTION	BY

BOUNDARY AND TOPOGRAPHIC SURVEY

OF

666-668 BLOOMFIELD AVENUE
41-43 FARRAND STREET
LOTS 18 & 28 IN BLOCK 226 ON TAX MAPS OF
TOWNSHIP OF BLOOMFIELD ESSEX COUNTY NEW JERSEY

PREPARED FOR
FRANKLIN DEVELOPMENT GROUP, LLC

SCAN FOR ZONING INFORMATION

NJ CERTIFICATE OF AUTHORIZATION: 24GA28072100	
DRAWN BY: M.G. PRONESTI	DATE: 4-4-2023
CHECKED BY: M. PRONESTI	SCALE: 1"=10'
JOB No. 5553.1	SHEET 1 OF 1

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PRONESTI SURVEYING, INC.
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NJ LIC. No. 37605