

SURVEY NOTES

- THIS SURVEY AND THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED DURING MARCH OF 2024, BASED ON AVAILABLE MAPS AND DEEDS OF RECORD, AND PHYSICAL EVIDENCE. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAYS AND AGREEMENTS OF RECORD THAT A TITLE SEARCH MAY DISCLOSE.
- THIS SURVEY IS VALID ONLY WHEN A DIGITAL OR EMBOSSED SEAL IS AFFIXED HERETO.
- THE CERTIFICATION SHOWN HEREON IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ANY SUBSURFACE UTILITIES SHOWN HAVE BEEN LOCATED FROM MARKOUTS OBSERVED ON SITE DURING THE FIELD SURVEY, AND SURFACE FEATURES SUCH AS VALVES, MANHOLES AND GRATES, STORM DRAINAGE AND OR SANITARY INVERTS ARE DEPICTED BASED ON OBSERVATIONS MADE IN THE FIELD. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION USED. THE SURVEY HAS NOT PHYSICALLY LOCATED THE UTILITIES, BEFORE ANY EXCAVATIONS ARE BEGUN, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- BEARINGS ARE REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), ESTABLISHED VIA RTK GPS OBSERVATIONS.
BENCHMARK = MAG NAIL = 124.53' (NAVD88).
BENCHMARK = MAG NAIL = 129.41' (NAVD88).
- BASEMENT OR BELOW GRADE STRUCTURES (IF ANY) UNKNOWN.
- A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (C45-8-36.3) AND N.J.A.C. 13:40-5.1(D).

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (UNSHADED, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 340067 (PANEL 176H), MAP NUMBER: 34003C0176H WHICH BEARS AN EFFECTIVE DATE OF: SEPTEMBER 20, 1995 AND A REVISED DATE OF: AUGUST 28, 2019.

SURVEY REFERENCES

- A DEED BETWEEN B. FRANKLIN REINADER & PATRICIA SCHEELJE REINAUER (GRANTORS), AND CHANDREN PARTNERSHIP (GRANTEE), DATED: DECEMBER 31, 1984 AND RECORDED IN THE BERGEN COUNTY CLERK'S OFFICE ON: JANUARY 30, 1985 AS DEED BOOK: 6896, PAGE: 725.
- A DEED BETWEEN COCO FAMILY, LLC (GRANTOR), AND METRO ONE REALTY LLC (GRANTEE), DATED: JULY 18, 2014 AND RECORDED IN THE BERGEN COUNTY CLERK'S OFFICE ON: JULY 31, 2014 AS DEED BOOK: 1718 PAGE: 2157.
- A DEED BETWEEN RONALD A. BRESLOW (GRANTORS), AND RONAL A. BRESLOW (GRANTEE), DATED: APRIL 26, 1994 AND RECORDED IN THE BERGEN COUNTY CLERK'S OFFICE ON: MAY 26, 1994 AS DEED BOOK: 7699, PAGE: 492.
- A DEED BETWEEN ELEANOR ROUMEL & MARY EVELYN HARAHIS (GRANTORS), AND RH REAL ESTATE HOLDINGS LLC (GRANTEE), DATED: FEBRUARY 27, 2007 AND RECORDED IN THE BERGEN COUNTY CLERK'S OFFICE ON: MAY 11, 2007 AS DEED BOOK: 9311, PAGE: 428.
- A MAP ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY AT 55 NORTH BROAD STREET, VILLAGE OF RIDGEWOOD, NJ., COUNTY OF BERGEN" DATED: NOVEMBER 10, 2023, PREPARED BY RIGG ASSOCIATES.
- A TAX MAP, VILLAGE OF RIDGEWOOD, COUNTY OF BERGEN, STATE OF NEW JERSEY, SHEET #38 & #20, DATED: OCTOBER 01, 1990 AND REVISED THROUGH: OCTOBER 01, 1990.

SURVEYOR'S DESCRIPTION

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS HEREON, DIRECTED, SITUATE, LYING AND BEING IN THE VILLAGE OF RIDGEWOOD, COUNTY OF BERGEN, STATE OF NEW JERSEY, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF CHESTNUT STREET (70 FEET WIDE), SAID POINT BEING THE SOUTHERLY TERMINUS OF A CURVE CONNECTING THE SAID WESTERLY LINE OF CHESTNUT STREET AND THE SOUTHERLY LINE OF FRANKLIN AVENUE (74 FEET WIDE), SAID BEGINNING POINT HAVING COORDINATES N782.53974, E597.28962 IN THE NEW JERSEY STATE PLANE COORDINATE SYSTEM - (NAD 83) AND RUNNING, THENCE:

- ALONG THE SAID WESTERLY LINE OF CHESTNUT STREET, SOUTH 14°26'50" WEST, A DISTANCE OF 100.99 FEET TO A POINT, THENCE;
- ALONG THE DIVISION LINE BETWEEN LOTS 2.01 & 3 IN BLOCK 3804, NORTH 75°15'10" WEST, A DISTANCE OF 70.00 FEET TO A POINT, THENCE;
- RUNNING THE FOLLOWING THREE (3) COURSES ALONG THE DIVISION LINE BETWEEN LOTS 2.01 & 4 IN BLOCK 3804:
- NORTH 28°29'50" EAST, A DISTANCE OF 16.47 FEET TO A POINT, THENCE;
- NORTH 75°15'10" WEST, A DISTANCE OF 20.31 FEET TO A POINT, THENCE;
- SOUTH 22°07'50" WEST, A DISTANCE OF 18.83 FEET TO A POINT, THENCE;
- ALONG THE DIVISION LINE BETWEEN LOTS 2.01 & 25 IN BLOCK 3804, NORTH 75°15'10" WEST, A DISTANCE OF 95.00 FEET TO A POINT ON THE EASTERLY LINE OF NORTH BROAD STREET (VARIABLE WIDTH), THENCE;
- ALONG THE SAID EASTERLY LINE OF NORTH BROAD STREET, NORTH 22°07'50" EAST, A DISTANCE OF 74.67 FEET TO A POINT, THENCE;
- ALONG THE DIVISION LINE BETWEEN LOTS 2.01 & 1 IN BLOCK 3804, SOUTH 75°15'10" EAST, A DISTANCE OF 83.85 FEET TO A POINT IN THE SAME, THENCE;
- ALONG THE SAME, NORTH 14°26'50" EAST, A DISTANCE OF 44.62 FEET TO A POINT ON THE AFORESAID SOUTHERLY LINE OF FRANKLIN AVENUE, THENCE;
- ALONG THE SAID SOUTHERLY LINE OF FRANKLIN AVENUE, SOUTH 75°15'10" EAST, A DISTANCE OF 74.99 FEET TO A POINT OF CURVATURE, THENCE;
- ALONG THE AFORESAID CURVE, CONNECTING THE SAID SOUTHERLY LINE OF FRANKLIN AVENUE AND THE AFORESAID WESTERLY LINE OF CHESTNUT STREET, CURVING TO THE RIGHT HAVING A RADIUS OF 15.08 FEET, AN ARC LENGTH OF 23.61 FEET, A DELTA ANGLE OF 89°42'00", BEARING A CHORD OF SOUTH 30°24'10" EAST AND HAVING A CHORD LENGTH OF 31.27 FEET TO A POINT OF TANGENCY AND BEING THE POINT AND PLACE OF BEGINNING.

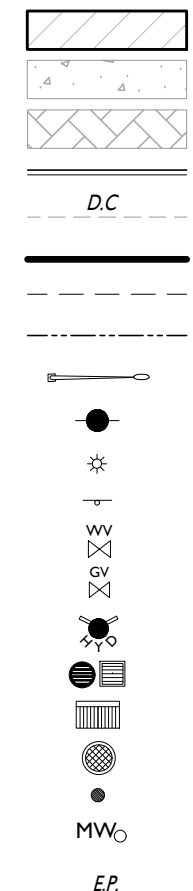
BEING KNOWN AS TAX MAP LOT 2.01, BLOCK 3804.

CONTAINING: 1.6663 S.F. OR 0.383 AC.

SUBJECT TO A CERTAIN 16' WIDE INGRESS AND EGRESS EASEMENT AS DESCRIBED IN DEED BOOK 6896 AT PAGE 725.

SUBJECT TO A CERTAIN EASEMENT FOR ROAD WIDENING PURPOSES AS DESCRIBED IN DEED BOOK 6896 AT PAGE 725.

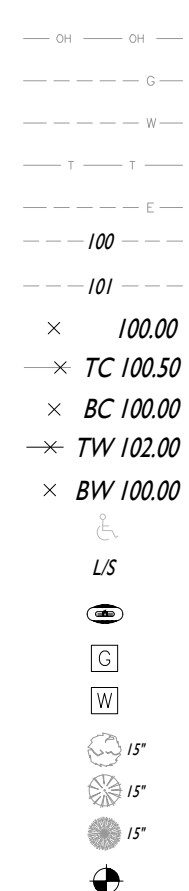
SYMBOL



DESCRIPTION

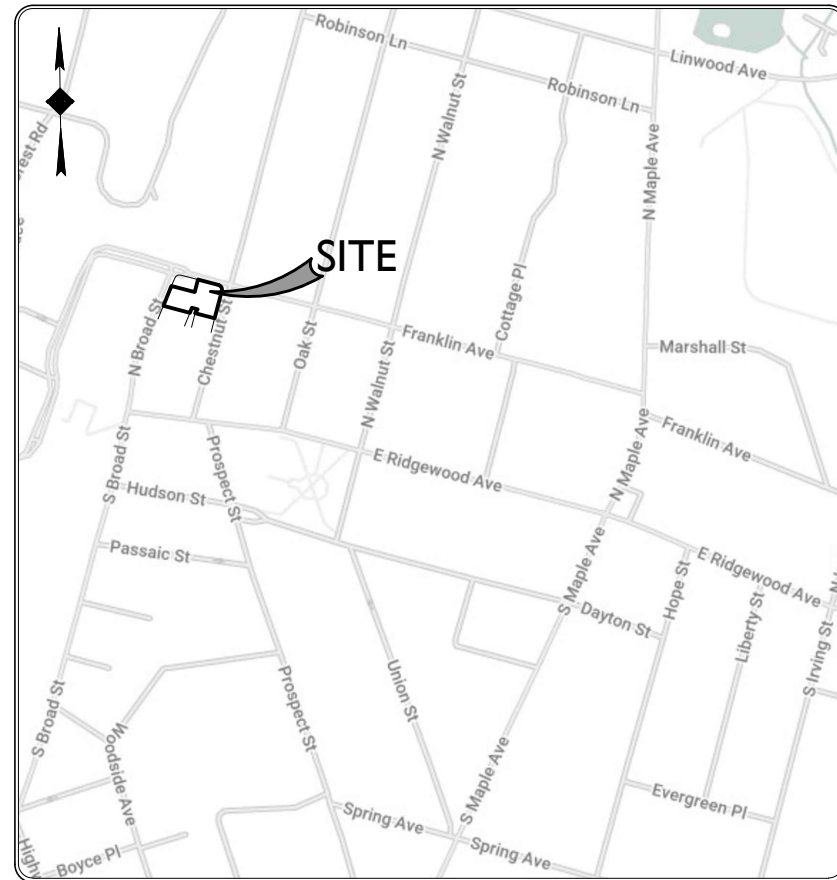
BUILDING
CONCRETE SIDEWALK / MAT
BRICK PAVERS
ASPHALT / CONCRETE CURB
DEPRESSED CURB
PROPERTY LINE
EASEMENT LINE
ADJACENT PROPERTY LINE
MAST ARM LIGHT POLE
POLE
LIGHT POLE
SIGNS
WATER VALVE
GAS VALVE
FIRE HYDRANT
DRAIN
INLET
MAN HOLE
BOLLARDS
MONITORING WELL
EDGE OF PAVEMENT

SYMBOL



DESCRIPTION

OVERHEAD WIRE
UNDERGROUND GAS LINE
UNDERGROUND WATER LINE
UNDERGROUND TELEPHONE LINE
UNDERGROUND ELEC LINE
MAJOR CONTOUR
MINOR CONTOUR
GRADE SPOT SHOT
TOP OF CURB SHOT
BOTTOM OF CURB SHOT
TOP OF WALL SHOT
BOTTOM OF WALL SHOT
HANDICAP PARKING
LANDSCAPING
PAY METER
GAS METER
WATER METER
DECIDUOUS TREE - DIAMETER NOTED
CONIFEROUS TREE - DIAMETER NOTED
PINE TREE - DIAMETER NOTED
BENCH MARK
DETECTABLE WARNING STRIP



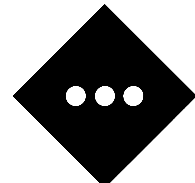
SOURCE: GOOGLE MAPS
VICINITY MAP
NOT TO SCALE



Know what's below
Call before you dig.

SIGNIFICANT OBSERVATIONS

- A MASONRY BUILDING ALONG THE DIVISION LINE OF LOTS 2.01 & 25 IN BLOCK 3804.



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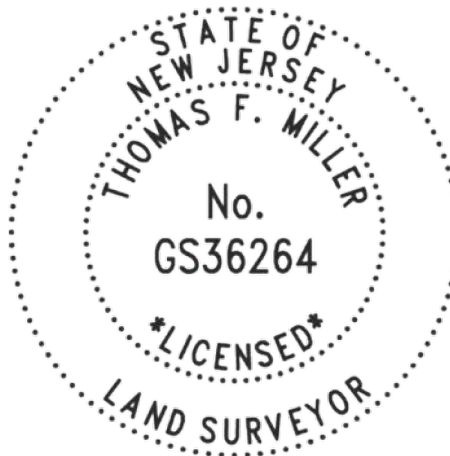
BOUNDARY & TOPOGRAPHIC SURVEY

SURVEY OF:

TAX MAP LOT 2.01, BLOCK 3804
55 NORTH BROAD STREET
VILLAGE OF RIDGEWOOD
COUNTY OF BERGEN, STATE OF NEW JERSEY

I	04/22/2024	PL/MLVZ	TR	03/29/2024	AW/BA	FOR ISSUE
ISSUE	DATE	DRAFT BY	CHECK BY	FIELD DATE	FIELD CREW	DESCRIPTION

SUBJECT TO RESTRICTIONS, EASEMENTS OF RECORD AND OTHER FACTS WHICH A CURRENT TITLE SEARCH MIGHT DISCLOSE.



THOMAS F. MILLER
NEW JERSEY LAND SURVEYOR No. 24GS03626400
LICENSED PROFESSIONAL LAND SURVEYOR
NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 24GA28184500

SCALE: 1"=20'
PROJECT ID: RUT-230372.01
SHEET: 1 OF 1