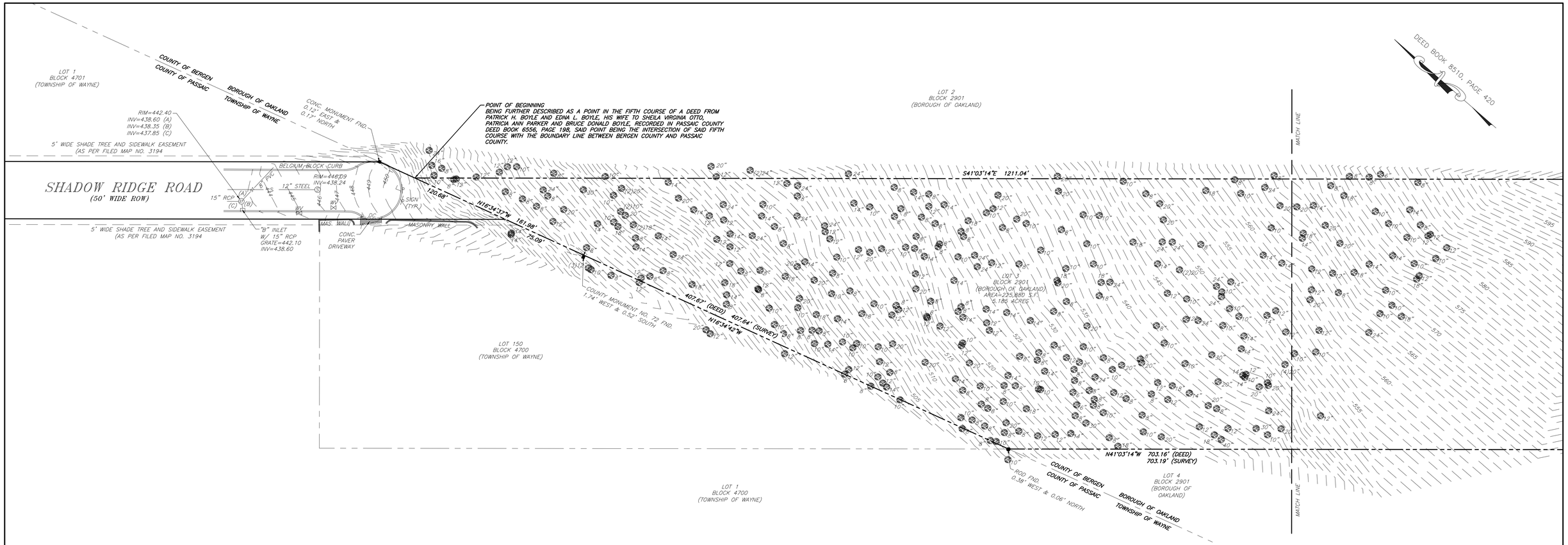

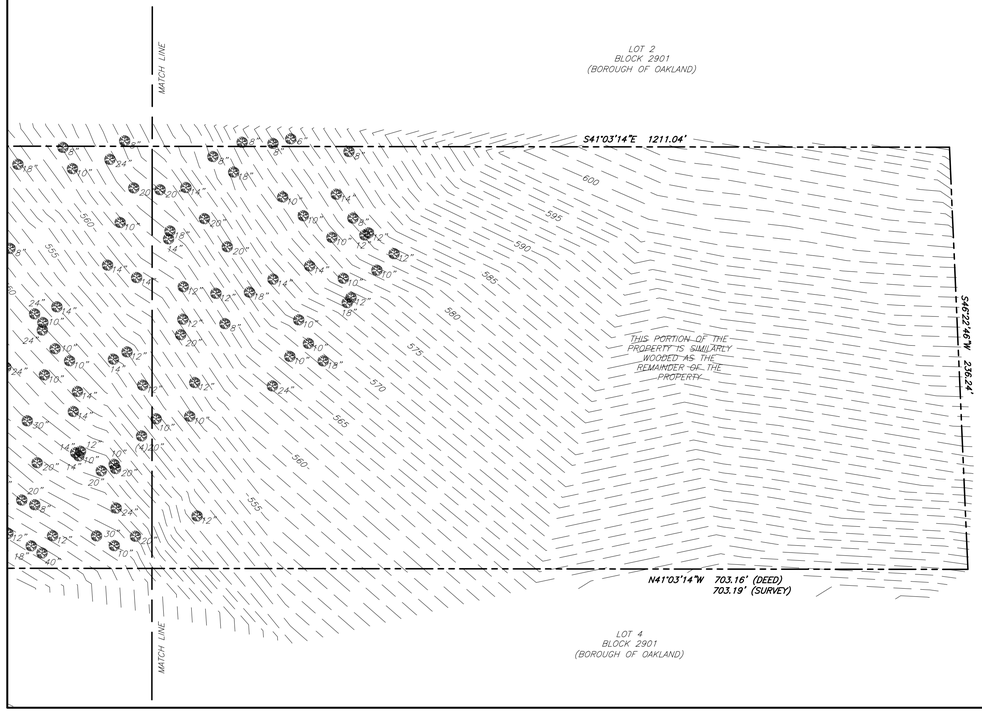

LAND SURVEYOR'S CERTIFICATION:

I HEREBY DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE IN DECEMBER OF 2022 BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

THIS PLAN OF SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH THE STANDARD OF CARE OF LAND SURVEYING AS PRACTICED BY PRUDENT PROFESSIONAL LAND SURVEYORS WITHIN THE STATE OF NEW JERSEY. THE INFORMATION SHOWN HEREON REPRESENTS THE CONDITIONS FOUND AT THE DATE OF THE FIELD SURVEY, EXCEPT FOR SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE OF THE GROUND, NOT VISIBLE OR NOT MADE PART OF THE PUBLIC RECORD.

CERTIFIED TO: RICHARD F. GROSSO JR. AND SUSAN K. GROSSO, HIS WIFE

REFERENCES:

1. BOROUGH OF OAKLAND TAX MAP SHEET No. 29
2. DEED BOOK 8510, PAGE 420
3. THE SOUTHWESTERLY PART OF LOT NO. 7 ON A MAP ENTITLED "MAP OF PROPERTY OF THE POMPTON LAKES ESTATES, POMPTON LAKES, N.J.". DATED DECEMBER 1908. FILED IN THE PASSAIC COUNTY REGISTER'S OFFICE ON JUNE 18, 1909 AS MAP NO. 465
4. MAP ENTITLED "FINAL SUBDIVISION PLAT, HORIZON HEIGHTS, LOTS 2, 3, 4 & 5, BLOCK 675, TOWNSHIP OF WAYNE, PASSAIC COUNTY, N.J.". DATED JUNE 1987. FILED IN THE PASSAIC COUNTY REGISTER'S OFFICE ON MARCH 10, 1988 AS MAP NO. 3194.
5. MAP ENTITLED "AMENDED FINAL SUBDIVISION PLAT, HORIZON HEIGHTS, LOT 130 AND 131, BLOCK 4700, TAX MAP, TOWNSHIP OF WAYNE, PASSAIC COUNTY, N.J.". DATED APRIL 1994. FILED IN THE PASSAIC COUNTY REGISTER'S OFFICE ON JULY 18, 1994 AS MAP NO. 3342.

GENERAL NOTES

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE AND ACCURATE TITLE SEARCH AND REPORT OF TITLE AND IS SUBJECT TO MUNICIPAL RESTRICTIONS, EASEMENTS OF RECORD AND OTHER FACTS THAT A TITLE SEARCH MAY DISCLOSE.
2. SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND AGREEMENTS OF RECORD.
6. 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).
7. THE VERTICAL DATUM FOR THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
8. THE LOCATION OF ANY UNDERGROUND UTILITIES SHOWN ON THIS PLAN SHALL BE CONSIDERED APPROXIMATE. THE UTILITIES ARE REPRESENTED BY FIELD SURVEYING ANY AVAILABLE EVIDENCE SUCH AS: VALVES, MANHOLES, INLETS, VAULTS, PULL BOXES, UTILITY POLES, AND FAINT UTILITY MARKOUTS. THIS INFORMATION IS THEN COMPARED TO ANY ACQUIRED RECORD MAPPING PROVIDED BY THE CLIENT, THE MUNICIPALITY, OR UTILITY COMPANIES.
9. THIS LAND SURVEYOR IS NOT QUALIFIED TO MAKE ANY DETERMINATION ON THE PRESENCE OF ABSENCE OF ANY ENVIRONMENTALLY REGULATED AREAS OR WETLANDS. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED HEREON, NOR SHOULD IT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT EVIDENCE OF SAID REGULATED AREAS IS NOT PORTRAYED HEREON.
10. THE PHYSICAL SITE CONDITIONS REPRESENTED ON THIS PLAN ARE AS THEY APPEARED AT THE TIME OF THE FIELD SURVEY BY EDWARDS ENGINEERING GROUP, IN DECEMBER OF 2022.
11. ANY REPRODUCTION OF THIS MAP THAT DOES NOT CONTAIN THE LAND SURVEYOR'S SIGNATURE AND RAISED SEAL WITHIN THE TITLE BLOCK IS NOT A LEGAL OR VALID REPRODUCTION.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1" = 40'-0"

LEGEND

RIGHT-OF-WAY LINE	SANITARY SEWER MANHOLE	EXISTING BUILDING
PROPERTY LINE	STORM SEWER MANHOLE	CURB
ADJACENT PROPERTY LINE	ELECTRIC MANHOLE	DEPRESSED CURB
OVERHEAD WIRES	TELEPHONE MANHOLE	CHAIN LINK FENCE
SANITARY SEWER LINE	UTILITY POLE	WOOD FENCE
STORM SEWER LINE	FIRE HYDRANT	WIRE FENCE
WATER LINE	GAS VALVE	WALL
GAS LINE	WATER VALVE	CONTOUR LINE
ELECTRIC LINE	EDGE OF CONCRETE	SPOT ELEVATION
TELEPHONE LINE	EDGE OF ASPHALT	
FIBER OPTICS CABLE	CONCRETE	

NO.	DESCRIPTION OF REVISION	DRAWN	CHECKED	DATE

FOR:
RICHARD GROSSO JR.
600 MASTERS WAY
PALM BEACH GARDENS, FL 33418

EDWARDS
Engineering Group
Certificate of Authorization: 24GA28008000
P.O. Box 8437 * Somerville, NJ * 08876-8437
908.231.9595 Fax 908.231.9696

BOUNDARY &
TOPOGRAPHIC SURVEY
LOT 3 IN BLOCK 2901
37 SHADOW RIDGE ROAD
BOROUGH OF OAKLAND
COUNTY OF BERGEN
STATE OF NEW JERSEY

MARK LEE BAKER P.E. & P.L.S.
Professional Engineer & Land Surveyor
NJ. Lic. No. GB36575

Date: 01.06.2023	Drawn By: LK	Checked By: MLB	Scale: 1"=40'	File No.:2201.120	Sheet No.: 1