

FILE NAME: D:\JANUARY 2021\BLOK 155\BLOK 155 - 12-27-2021 - 15-26-21-24.dwg USER: JAROSLAVA VONDER PROJECT: BLOCK 155, LOTS 15.02, 15.03, 15.04 & 15.05, LOT 22.01, LOT 22.01 DATE: 12-27-2021

LOT 12 N/F PRIME INVESTMENT PROP. LLC c/o CM WINROW LOT 30 N/F PRIME INVESTMENT PROP. LLC c/o CM WINROW LOT 15.02 (PARCEL B) LOT 15.03 (PARCEL C) LOT 15.04 (PARCEL A) LOT 15.05 (PARCEL D) LOT 22.01 (PARCEL E) LOT 48 N/F BRIAN & LAURA SAKEVICH LOT 20 KALLIOPI PAHOUITIS

ORIENT WAY
(100' WIDE RIGHT-OF-WAY)

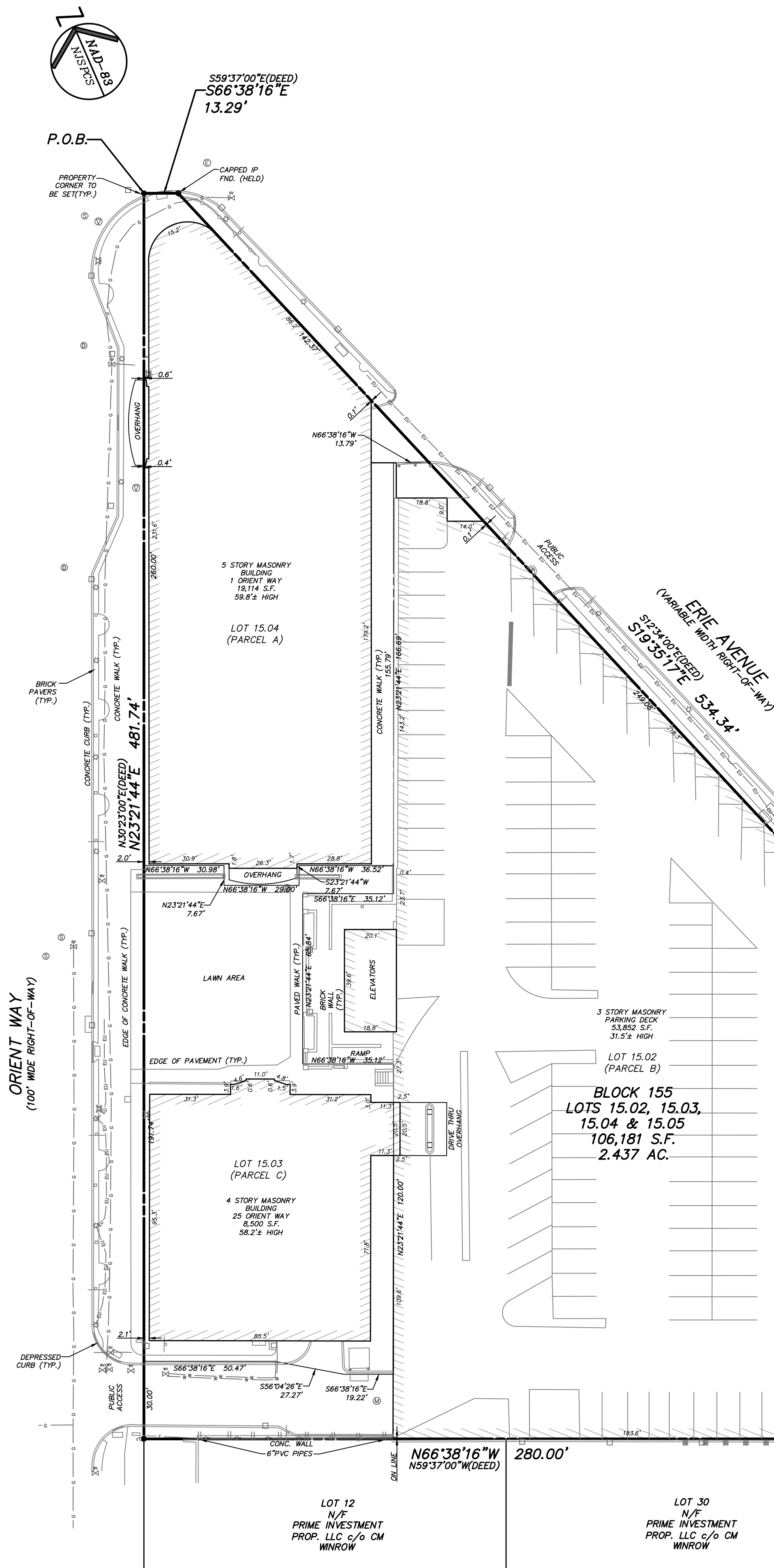


EXHIBIT "A" DESCRIPTION -- PARCEL A

PARCEL A: COMMERCIAL UNIT (A/K/A UNIT C1) SITUATED IN STATION SQUARE AT RUTHERFORD CONDOMINIUM, A CONDOMINIUM, TOGETHER WITH A 18.6800% UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM, SAID UNIT IS CREATED UNDER THE PROVISIONS OF AND IS SUBJECT TO THE NEW JERSEY CONDOMINIUM ACT (N.J.S.A. 46:88-1 ET SEQ.) AND THE PLANNED REAL ESTATE DEVELOPMENT FULL DISCLOSURE ACT (N.J.S.A. 45:22A-21 ET SEQ.), AS AMENDED, AND ANY APPLICABLE REGULATIONS ADOPTED UNDER EITHER LAW. SAID UNIT IS IN ACCORDANCE WITH THE TERMS, LIMITATIONS, CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS, AGREEMENTS, AND OTHER PROVISIONS SET FORTH IN THAT CERTAIN MASTER DEED FOR STATION SQUARE AT RUTHERFORD CONDOMINIUM, A CONDOMINIUM, DATED JUNE 20, 2005, AND RECORDED JUNE 23, 2005 IN THE OFFICE OF THE BERGEN COUNTY CLERK IN DEED BOOK 8827 PAGE 485, AS THE SAME WAY NOW OR HEREFTER BE LAWFULLY AMENDED, BEING ALSO KNOWN AS (REPORTED FOR

INFORMATIONAL PURPOSES ONLY): BLOCK 155, LOT 15.04 COOCl ON THE OFFICIAL TAX MAP OF THE BOROUGH OF RUTHERFORD, COUNTY OF BERGEN, STATE OF NEW JERSEY

EXHIBIT "A" DESCRIPTION -- PARCEL B

PARCEL B: BEGINNING AT A POINT ON THE WESTERLY LINE OF ERIE AVENUE, SAID POINT BEING DISTANT 13.29 FEET ON A COURSE OF SOUTH 69 DEGREES 37 MINUTES 00 SECONDS EAST, AND THEN A DISTANCE OF 142.37 FEET ON A COURSE OF SOUTH 12 DEGREES 34 MINUTES 00 SECONDS EAST ALONG THE WESTERLY LINE OF ERIE AVENUE FROM THE POINT WHERE THE SAME IS INTERSECTED BY THE SOUTHERLY LINE OF ORIENT WAY, AND RUNNING THENCE;

- (1) NORTH 59 DEGREES 37 MINUTES 00 SECONDS WEST 13.79 FEET TO A POINT; THENCE
- (2) SOUTH 30 DEGREES 23 MINUTES 00 SECONDS WEST, 166.69 FEET TO A POINT; THENCE
- (3) NORTH 59 DEGREES 37 MINUTES WEST, 35.12 FEET TO A POINT; THENCE
- (4) SOUTH 30 DEGREES 23 MINUTES 00 SECONDS WEST, 65.84 FEET TO A POINT; THENCE
- (5) SOUTH 59 DEGREES 37 MINUTES 00 SECONDS EAST, 35.12 FEET TO A POINT; THENCE
- (6) SOUTH 30 DEGREES 23 MINUTES 00 SECONDS WEST 120 FEET TO A POINT; THENCE
- (7) NORTH 59 DEGREES 37 MINUTES 00 SECONDS WEST 19.22 FEET TO A POINT; THENCE
- (8) NORTH 49 DEGREES 03 MINUTES 10 SECONDS WEST 27.27 FEET TO A POINT; THENCE
- (9) NORTH 59 DEGREES 37 MINUTES 00 SECONDS WEST 50.47 FEET TO A POINT IN THE EASTERLY LINE OF ORIENT WAY TO A POINT; THENCE
- (10) SOUTH 30 DEGREES 23 MINUTES 00 SECONDS WEST, 30.00 FEET ALONG THE EASTERLY LINE OF ORIENT WAY TO A POINT; THENCE
- (11) SOUTH 59 DEGREES 37 MINUTES 00 SECONDS EAST 280 FEET TO A POINT IN THE NORTHERLY LINE OF FERONIA WAY; THENCE
- (12) ALONG THE FORMER NORTHERLY LINE OF FERONIA WAY (VACATED PURSUANT TO ORDINANCE NO. 2901-99) NORTH 30 DEGREES 23 MINUTES 00 SECONDS EAST 195.22 FEET TO A POINT IN THE WESTERLY LINE OF ERIE AVENUE; THENCE
- (13) NORTH 12 DEGREES 34 MINUTES 0 SECONDS WEST 249.07 FEET ALONG THE WESTERLY LINE OF ERIE AVENUE TO THE POINT AND PLACE OF BEGINNING.

BEING ALSO KNOWN AS (REPORTED FOR INFORMATIONAL PURPOSES ONLY): BLOCK 155, LOT 15.02 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF RUTHERFORD, COUNTY OF BERGEN, STATE OF NEW JERSEY.

EXHIBIT "A" DESCRIPTION -- PARCEL C

PARCEL C: BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF ORIENT WAY WHICH POINT IS DISTANT ON A COURSE OF SOUTH 30 DEGREES 23 MINUTES 00 SECONDS WEST 260.00 FEET FROM THE INTERSECTION OF THE SOUTHEASTERLY LINE OF ORIENT WAY AND THE WESTERLY LINE OF ERIE AVENUE AND RUNNING; THENCE

- (1) SOUTH 59 DEGREES 37 MINUTES 00 SECONDS EAST 30.98 FEET TO A POINT; THENCE
- (2) SOUTH 30 DEGREES 23 MINUTES 00 SECONDS WEST 7.67 FEET TO A POINT; THENCE
- (3) SOUTH 59 DEGREES 37 MINUTES 00 SECONDS EAST 29.00 FEET TO A POINT; THENCE
- (4) NORTH 30 DEGREES 23 MINUTES 00 SECONDS EAST 7.67 FEET TO A POINT; THENCE
- (5) SOUTH 59 DEGREES 37 MINUTES 00 SECONDS EAST 36.52 FEET TO A POINT; THENCE
- (6) SOUTH 30 DEGREES 23 MINUTES 00 SECONDS WEST 10.90 FEET TO A POINT; THENCE
- (7) NORTH 59 DEGREES 37 MINUTES 00 SECONDS WEST 35.12 FEET TO A POINT; THENCE
- (8) SOUTH 30 DEGREES 23 MINUTES 00 SECONDS WEST 65.84 FEET TO A POINT; THENCE
- (9) SOUTH 59 DEGREES 37 MINUTES 00 SECONDS EAST 35.12 FEET; THENCE
- (10) SOUTH 30 DEGREES 23 MINUTES 00 SECONDS WEST 120 FEET TO A POINT; THENCE
- (11) NORTH 59 DEGREES 37 MINUTES 00 SECONDS WEST 19.22 FEET TO A POINT; THENCE
- (12) NORTH 49 DEGREES 3 MINUTES 10 SECONDS WEST 27.27 FEET TO A POINT; THENCE
- (13) NORTH 59 DEGREES 37 MINUTES 00 SECONDS WEST 50.47 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF ORIENT WAY; THENCE
- (14) NORTH 30 MINUTES 23 MINUTES 00 SECONDS EAST 191.74 FEET TO THE POINT AND PLACE OF BEGINNING.

BEING ALSO KNOWN AS (REPORTED FOR INFORMATIONAL PURPOSES ONLY): BLOCK 155, LOT 15.03 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF RUTHERFORD, COUNTY OF BERGEN, STATE OF NEW JERSEY

EXHIBIT "A" DESCRIPTION -- PARCEL D

PARCEL D: BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF ORIENT WAY WHICH POINT IS DISTANT 13.29 FEET FROM THE INTERSECTION OF THE SOUTHEASTERLY LINE OF ORIENT WAY AND THEN A DISTANCE OF 391.44 FEET ON A COURSE OF THE SOUTHWESTERLY LINE OR ERIE AVENUE SOUTH 12 DEGREES 34 MINUTES 00 SECONDS EAST ON A COURSE OF SOUTH 69 DEGREES 37 MINUTES 00 SECONDS EAST (TO THE POINT OF BEGINNING) AND RUNNING THENCE

- (1) SOUTH 12 DEGREES 34 MINUTES EAST 142.89 FEET TO A POINT IN THE NORTHERLY LINE OF FERONIA WAY; THENCE
- (2) NORTH 77 DEGREES 26 MINUTES 00 SECONDS WEST 133.02 FEET TO A POINT; THENCE
- (3) SOUTH 30 DEGREES 23 MINUTES 00 SECONDS EAST 195.22 FEET TO THE POINT AND PLACE OF BEGINNING.

BEING ALSO KNOWN AS (REPORTED FOR INFORMATIONAL PURPOSES ONLY): BLOCK 155, LOT 15.05 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF RUTHERFORD, COUNTY OF BERGEN, STATE OF NEW JERSEY.

EXHIBIT "A" DESCRIPTION -- PARCEL E

PARCEL E:

TRACT 1: BEGINNING AT THE CORNER OF THE INTERSECTION OF THE SOUTHEASTERLY LINE OF FERONIA WAY AND THE SOUTHWESTERLY LINE OF ERIE AVENUE AND FROM THENCE RUNNING:

- (1) ALONG THE SAID SOUTHEASTERLY LINE OF FERONIA WAY, SOUTH 32 DEGREES 05 MINUTES WEST 171.41 FEET TO A POINT; THENCE
- (2) SOUTH 57 DEGREES 55 MINUTES EAST, 87.43 FEET TO A POINT; THENCE
- (3) NORTH 10 DEGREES 36 MINUTES 30 SECONDS EAST, 16.12 FEET TO A POINT; THENCE
- (4) NORTH 19 DEGREES 08 MINUTES EAST, 61.53 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF ERIE AVENUE; THENCE
- (5) ALONG SAID SOUTHWESTERLY LINE OF ERIE AVENUE, NORTH 10 DEGREES 52 MINUTES WEST, 156.41 FEET TO THE POINT AND PLACE OF BEGINNING.

BEING KNOWN AS LOTS 22, 23, 24, 25, 26, 52, 53, 54 AND PART OF LOT 51 IN BLOCK 169 AS SHOWN ON A CERTAIN MAP ENTITLED "MAP NO. 2 OF SEC. NO. 2 OF PROPERTY OF RIDGE HEIGHTS LAND CO., RUTHERFORD, N.J." WHICH MAP WAS FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON NOVEMBER 20, 1902 AS FILED MAP NO. 889.

TRACT 2: BEGINNING AT A POINT ON THE SOUTHERLY LINE OF ERIE AVENUE WHICH POINT IS DISTANT 34.06 FEET FROM THE INTERSECTION OF THE SOUTHERLY LINE OF FERONIA WAY AND RUNNING THENCE:

- (1) SOUTH 10 DEGREES 55 MINUTES EAST ALONG THE WESTERLY LINE OF ERIE AVENUE A DISTANCE OF 60.0 FEET TO A POINT; THENCE
- (2) SOUTH 79 DEGREES 08 MINUTES WEST A DISTANCE OF 85.14 FEET TO A POINT THENCE
- (3) NORTH 10 DEGREES 36 MINUTES 30 SECONDS EAST A DISTANCE OF 64.48 FEET TO A POINT; THENCE
- (4) NORTH 79 DEGREES 08 MINUTES EAST A DISTANCE OF 61.53 FEET TO THE WESTERLY LINE OF ERIE AVENUE AND THE POINT AND PLACE OF BEGINNING.

BEING KNOWN AS LOTS 49 AND 50 IN BLOCK 169 AS SHOWN ON A CERTAIN MAP ENTITLED "MAP NO. 2 OF SEC. NO. 2 OF PROPERTY OF RIDGE HEIGHTS LAND CO., RUTHERFORD, N.J." WHICH MAP WAS FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON NOVEMBER 20, 1902 AS FILED MAP NO. 889.

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE PREMISES TAKEN/DEDICATED FOR THE RELOCATION OF FERONIA WAY (DEED OF DEDICATION NOT FOUND)

BEING ALSO KNOWN AS (REPORTED FOR INFORMATIONAL PURPOSES ONLY): BLOCK 169, LOT 22.01 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF RUTHERFORD, COUNTY OF BERGEN, STATE OF NEW JERSEY

SURVEYOR'S LEGAL DESCRIPTION BLOCK 155, LOTS 15.02, 15.03, 15.04 & 15.05

BEGINNING AT A POINT, SAID POINT BEING THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF ERIE AVENUE (VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTHERLY RIGHT-OF-WAY OF ORIENT WAY (100 FOOT WIDE RIGHT-OF-WAY), AND RUNNING, THENCE, THE FOLLOWING TWO COURSES ALONG SAID WESTERLY RIGHT-OF-WAY;

1. SOUTH 66°38'16" EAST A DISTANCE OF 13.29 FEET TO A POINT, THENCE;
2. SOUTH 19°35'16" EAST A DISTANCE OF 534.34 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY WITH THE NORTHERLY RIGHT-OF-WAY OF FERONIA WAY (60 FOOT WIDE RIGHT-OF-WAY), THENCE;
3. ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 70°24'44" WEST A DISTANCE OF 133.02 FEET TO A POINT, THENCE;
4. ALONG THE EASTERLY LINE OF LOTS 30 AND 12 IN BLOCK 155, NORTH 66°38'16" WEST A DISTANCE OF 280.00 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY OF ORIENT WAY, THENCE;
5. ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 23°21'44" EAST A DISTANCE OF 481.74 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 106,181 SQUARE FEET OR 2.437 ACRES MORE OR LESS.

SURVEYOR'S LEGAL DESCRIPTION BLOCK 169, LOT 22.01

BEGINNING AT A POINT, SAID POINT BEING THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF ERIE AVENUE (VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTHERLY RIGHT-OF-WAY OF FERONIA WAY (60 FOOT WIDE RIGHT-OF-WAY), AND RUNNING, THENCE;

1. ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 19°41'44" EAST A DISTANCE OF 93.92 FEET TO A POINT, THENCE;
2. ALONG THE NORTHERLY LINE OF LOT 48, BLOCK 169, SOUTH 70°18'16" WEST A DISTANCE OF 85.14 FEET TO A POINT, THENCE;
3. ALONG THE EASTERLY LINE OF LOT 20, BLOCK 169, NORTH 01°46'46" EAST A DISTANCE OF 46.06 FEET TO A POINT, THENCE;
4. ALONG THE NORTHERLY LINE OF SAID LOT 20, NORTH 66°38'16" WEST A DISTANCE OF 68.19 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY OF FERONIA WAY, THENCE, THE FOLLOWING TWO (2) COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY;
5. NORTH 23°21'44" EAST A DISTANCE OF 6.44 FEET TO A POINT, THENCE;
6. NORTH 70°24'44" EAST A DISTANCE OF 113.70 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 8,160 SQUARE FEET OR 0.187 ACRES MORE OR LESS.

SCHEDULE B -- SECTION II EXCEPTIONS

COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NUMBER 20-LT-0046 HAVING AN EFFECTIVE DATE OF OCTOBER 13, 2020.

9. ALL PARCELS: DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS FOR RUTHERFORD CENTER AS SET FORTH IN DEED BOOK 8827, PAGE 480 AND AMENDED IN DEED BOOK V01617, PAGE 1902. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
10. PARCEL A: TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN THE MASTER DEED AND BY-LAWS OF STATION SQUARE AT RUTHERFORD CONDOMINIUM, A CONDOMINIUM, DATED JUNE 20, 2005, AND RECORDED JUNE 23, 2005 IN THE OFFICE OF THE BERGEN COUNTY CLERK IN DEED BOOK 8827, PAGE 485, AS THE SAME WAY NOW OR HEREFTER BE LAWFULLY AMENDED. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)

11. PARCEL A AND PARCEL B: ACCESS EASEMENT AND PARKING AGREEMENT AS SET FORTH IN DEED BOOK 9336, PAGE 209. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)

12. PARCEL D: RIGHTS OF UTILITY AND CABLE TELEVISION COMPANIES TO MAINTAIN, REPAIR AND REPLACE FACILITIES IN, ADJACENT TO, OVER OR UNDER THAT PORTION OF FERONIA WAY VACATED IN VACATION BOOK 18, PAGE 195. (AFFECTS THE SUBJECT PROPERTY, PLOTTED ON THE SURVEY)

13. PARCEL D AND PARCEL E: DEED OF EASEMENT AS SET FORTH IN DEED BOOK 7141, PAGE 737. (EASEMENT NOW LIES WITHIN THE RIGHT-OF-WAY OF ERIE AVENUE)

TABLE A ITEMS

9. UNABLE TO OBTAIN AN ACCURATE PARKING COUNT BECAUSE ACCESS TO THE PARKING DECK WAS DENIED AT THE TIME OF THE SURVEY.
16. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THE SURVEY.
17. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF THE SURVEY.
18. THERE WAS NO EVIDENCE OF DELINEATED WETLANDS OBSERVED AT THE TIME OF THE SURVEY.

REFERENCES:

1. BOROUGH OF RUTHERFORD TAX MAP SHEET 11.
2. DEED FOR LOT 15.02, BLOCK 155 RECORDED IN THE BERGEN COUNTY CLERK'S OFFICE ON DECEMBER 6, 2007 IN DEED BOOK 9458, PAGE 82.
3. DEED FOR LOT 15.03, BLOCK 155 RECORDED IN THE BERGEN COUNTY CLERK'S OFFICE ON MARCH 7, 2007 IN DEED BOOK 9267, PAGE 231.
4. DEED FOR LOT 15.05, BLOCK 155 RECORDED IN THE BERGEN COUNTY CLERK'S OFFICE ON MARCH 7, 2007 IN DEED BOOK 9267, PAGE 224.
5. DEED FOR LOT 22.01, BLOCK 169 RECORDED IN THE BERGEN COUNTY CLERK'S OFFICE ON SEPTEMBER 26, 2016 IN DEED BOOK 2387, PAGE 2072.

NOTES:

1. PLANIMETRIC INFORMATION SHOWN HEREON WAS FIELD VERIFIED BY PAULUS, SOKOLOWSKI & SARTOR, LLC. ON MARCH 20, 2020.
 2. HORIZONTAL DATUM REFERS TO NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD 1983.
 3. PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 34003C00253H WITH AN EFFECTIVE DATE OF AUGUST 28, 2019.
 4. PROPERTIES HAS ACCESS TO ORIENT WAY AND ERIE AVENUE, BOTH PAVED PUBLIC ROADWAYS.
- SURVEYOR'S CERTIFICATION**
- TO: PCP ACQUISITIONS ORIENT GARAGE, LLC
PCP ACQUISITIONS ORIENT RETAIL, LLC
PCP ACQUISITIONS ORIENT OFFICE, LLC
PCP ACQUISITIONS ORIENT 15.05, LLC
PCP ACQUISITIONS FERONIA, LLC
A10 CAPITAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
PCP ACQUISITION PARTNERS, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, AS THEIR RESPECTIVE INTERESTS MAY APPEAR FROM TIME TO TIME;
COMMONWEALTH LAND TITLE COMPANY, LLC;
COMMONWEALTH LAND TITLE INSURANCE COMPANY;
FOX ROTHSCHILD LLP;
BLUE FOUNDRY, LLC;
RUTHERFORD CENTER DEVELOPMENT CO., INC.;
BLUE FOUNDRY SERVICE CORP.;
BLUE FOUNDRY BANK;
SHERMAN ATLAS SYLVESTER & STAMELMAN LLP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDED TABLE A ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18, 19 AND 20. THE FIELD WORK WAS COMPLETED ON MARCH 20, 2020.

JAROSLAVA VONDER
PROFESSIONAL LAND SURVEYOR,
NEW JERSEY LICENSE NO. 34023

REV. / ISSUE	DATE	DESCRIPTION
1	12/27/21	UPDATE CERTIFICATION

LEGEND

- STORM INLET
- SIGN
- UTILITY POLE
- FIRE HYDRANT
- LIGHT
- TOP OF CURB
- DEPRESSED CURB
- BOTTOM OF CURB
- FLOOD LIGHT
- BOLLARD POST
- SPRINKLER
- TELEPHONE
- GAS
- UNDERGROUND ELECTRIC
- OVERHEAD WIRES
- CHAIN LINK FENCE
- EDGE OF PAVEMENT
- ELECTRIC BOX
- IRON PIPE/IRON PIN
- CONCRETE MONUMENT
- TREE
- WATER VALVE
- GAS VALVE
- SANITARY MANHOLE
- STORM MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE



PAULUS, SOKOLOWSKI
AND SARTOR, LLC.

3 MOUNTAINVIEW ROAD
P.O. BOX 4039
WARREN, NJ 07059
PHONE: (732) 560-9700

CERTIFICATE OF AUTHORIZATION NO. 240A28032700

ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. NOTIFY PAULUS, SOKOLOWSKI AND SARTOR, LLC. OF ANY CONFLICTS, ERRORS, AMBIGUITIES OR DISCREPANCIES IN THE CONTRACT DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING WITH CONSTRUCTION. ALL DIMENSIONS SHALL BE AS NOTED IN WORDS OR NUMBERS ON THE CONTRACT DRAWINGS. DO NOT SCALE THE DRAWINGS TO DETERMINE DIMENSIONS.

THESE CONTRACT DRAWINGS CONTAIN DATA INTENDED SPECIFICALLY FOR THE NOTED PROJECT AND CANNOT BE USED FOR ANY OTHER PROJECT OR EXTENSIONS OF THIS PROJECT OR FOR ANY OTHER PURPOSE.

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UNLESS THESE DRAWINGS ARE SPECIFICALLY DESIGNATED AS "CONSTRUCTION ISSUE", THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION OR IMPROVEMENTS DEPICTED HEREIN. CONTRACTORS SHALL NOTIFY THE DESIGN ENGINEER TO OBTAIN CONSTRUCTION DOCUMENTS.

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JAROSLAVA VONDER
PROFESSIONAL LAND SURVEYOR
N.J. LIC. NO. 34023

12-27-2021
SIGNATURE DATE

PROJECT
BLOCK 155, LOTS 15.02,
15.03, 15.04 & 15.05
BLOCK 169
LOT 22.01
BOROUGH OF RUTHERFORD
BERGEN COUNTY, NEW JERSEY

SHEET TITLE
ALTA/NSPS
LAND TITLE
SURVEY

PROJECT NO.: 04940-0019 DRAWN BY: BJF
SCALE: 1"=30' CHECKED BY: JV
DATE: 12/7/20 SHEET 1 OF 1
SHEET NO.

1 OF 1

