

Description:

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situated, lying and being in the Township of Livingston, County of Essex, State of New Jersey, Being known and designated as Lot 22 and part of Lot 21 in Block 59-B as shown on a certain map entitled "Amended Map of Sky Top Section One, November 24, 1952" filed March 11, 1953 in Case #1928 and described as follows:

BEGINNING in the southeasterly line of Highland Drive at a point therein distant southwesterly 768.00 feet from the extended intersection of the southeasterly line of Highland Drive and the southwesterly line of Edgemere Road, which beginning point is dividing line between Lot 22 and Lot 23 in Block 59B on an amended map of Sky Top Section one, more particularly herein referred to and from said beginning point running thence,

- 1) Along the southeasterly line of Highland Drive in a general northeasterly direction on an arc of a circle curving to the left with a radius of 40.00 feet and arc distance of 23.00 feet to a point of tangency therein, thence,
- 2) Still along the southeasterly line of Highland Drive North 35 degrees 24 minutes 25 seconds East, 27.00 feet; thence,
- 3) South 53 degrees 21 minutes East, and through Lot 21 to the easterly line of Lot 21; thence,
- 4) South 42 degrees 37 minutes 45 seconds West, and along the easterly line of Lot 21 and 22, 115.31 feet to a point on the division line of Lots 22 and 23 on said filed map; thence,
- 5) Along the same North 21 degrees 38 minutes 55 seconds West, 125.22 feet to the southeasterly line of Highland Drive and the point and place of BEGINNING.

Containing 9159 square feet, more or less.  
NOTE: Being Lot 54, Block 3901 in the current Tax Map of the Township of Livingston, County of Essex, State of New Jersey.

NOTES:

1. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, ROW's, AND AGREEMENTS OF RECORD (BUT NOT LIMITED TO) AND IS ALSO SUBJECT TO THE FACTS AS REVEALED BY A TITLE REPORT PREPARED BY GOLD COAST TITLE AGENCY LLC FILE NO. SCQ-531, COMMITMENT DATE 10/27/2022 AT 08:00.
2. BLOCK AND LOT NUMBERS, STREET NAMES, AND ROW WIDTHS AS PER CURRENT TAX MAP.
3. FIELD WORK COMPLETED DECEMBER, 2022.
4. WETLANDS AND/OR ENVIRONMENTAL ISSUES, IF ANY, HAVE NOT BEEN LOCATED UNDER THIS CONTRACT.
5. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SITE ON THE DATE(S) OF THE FIELD SURVEY, DEED INFORMATION, AND THE FOLLOWING REFERENCES:

NOTES (cont.):

- a. A CERTAIN MAP PREPARED BY JOHN J. KENTZ, DATED NOVEMBER 24, 19952, TITLED "AMENDED MAP OF SKY TOP SECTION ONE" FILED IN THE ESSEX COUNTY REGISTER'S OFFICE ON MARCH 11, 1953 AS FILED MAP NO. 1928.
- b. DEED BOOK 6032 PAGE 883.
- c. THE CURRENT TAX MAP SHEET 39, DATED JANUARY 27, 1994 AND REVISED THROUGH MARCH, 2018.
6. BUILDING DIMENSIONS AND/OR OFFSETS ARE SHOWN FOR REFERENCE ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION OF ANY TYPE.
7. THE DISTANCES TO FENCES ARE TO THE CENTERLINE OF THE FENCE.
8. a. HORIZONTAL DATUM IS BASED ON 5a ABOVE.  
b. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATIONS ON OCT 15, 2023.
9. PER FEMA MAP 34013C0087G (EFF. DATE 4/3/2020), THE PROPERTY FALLS IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD.

