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NOTES:

- PROPERTY KNOWN AS LOTS 1-12, 22 & 23, BLOCK 4213, LOTS 1 & 2, BLOCK 98 AS SHOWN ON THE OFFICIAL TAX ASSESSORS MAP FOR THE TOWN OF MONTCLAIR & BOROUGH OF GLEN RIDGE, ESSEX COUNTY, NEW JERSEY.
- AREA = 58.664 S.F. OR 1.347 AC.
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGUN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- THIS PLAN IS BASED ON INFORMATION PROVIDED, BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREIN.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS). TEMPORARY BENCH MARKS SET: TBM-A: MAG NAIL SET IN CONCRETE SIDEWALK ALONG THE WEST SIDE OF HIGHLAND AVENUE, IN FRONT OF LOT 6, BLOCK 4213. ELEVATION = 252.62'

PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.

- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- WAIVER OF SETTING CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 13:40-5.2.
- THIS SURVEY DOES NOT SHOW THE EXISTENCE OF WETLANDS, IF ANY.

LEGEND

---	EXISTING CONTOUR
125.45	EXISTING SPOT ELEVATION
X 123.45	EXIST. TOP OF CURB ELEVATION
X 123.45	EXIST. GUTTER ELEVATION
X 123.45	EXIST. TOP OF WALL ELEVATION
X 123.45	EXIST. BOTTOM OF WALL ELEVATION
X 123.45	EXIST. FINISHED FLOOR ELEVATION
---	OVERHEAD WIRES
G	APPROX. LOC. UNDERGROUND GAS LINE
E	APPROX. LOC. UNDERGROUND ELEC. LINE
D	APPROX. LOC. UNDERGROUND DRAINAGE LINE
T	APPROX. LOC. UNDERGROUND TEL. LINE
W	APPROX. LOC. UNDERGROUND WATER LINE
---	DEPRESSED CURB
HYD	HYDRANT
WV	WATER VALVE
PIV	POINT INDICATOR VALVE
---	UNKNOWN VALVE
GV	GAS VALVE
GB	GAS BOX
EM	GAS METER
EMH	ELECTRIC METER
DMH	DRAINAGE/STORM MANHOLE
SMH	SANITARY/SEWER MANHOLE
TMH	TELEPHONE MANHOLE
EMH	ELECTRIC MANHOLE
MMH	UNKNOWN MANHOLE
WMH	WATER MANHOLE
C/O	CLEAN OUT
P	POST
RD	ROOF DRAIN
V	VENT & NUMBER OF VENTS
CP	CONDUIT PIPE
D	DRAIN
UP	UTILITY POLE
ULP	UTILITY POLE/LIGHT POLE
UPS	UTILITY POLE/SOLAR PANEL
---	GUY WIRE
---	TRAFFIC SIGNAL POLE
---	TRAFFIC SIGNAL
---	PAINTED ARROWS
---	SIGN
---	STREET SIGN
---	MAIL BOX
---	BOLLARD
---	BOLLARD LIGHT
---	METAL GUIDE RAIL
---	MONITORING WELL
---	AREA LIGHT
---	AC UNIT
---	CATCH BASIN OR INLET
---	FLAG POLE
---	DETECTABLE WARNING PAD
---	DECIDUOUS TREE & TRUNK SIZE
---	CONIFEROUS TREE & TRUNK SIZE
---	SHRUBS
---	PARKING SPACE COUNT
A.G.	ABOVE GROUND
BB CURB	BELGIUM BLOCK CURB
CL.F.	CHAIN LINK FENCE
D.C.	DEPRESSED CURB
E.O.P.	EDGE OF PAVEMENT
L.S.A.	LANDSCAPED AREA
MC	METAL COVER
F.B.C.	FIRE DEPARTMENT CONNECTION
D.W.P.	DETECTABLE WARNING PAD
SWL	SOLID WHITE LINE
S.Y.L.	SOLID YELLOW LINE
D.Y.L.	DOUBLE YELLOW LINE
S.B.L.	SOLID BLUE LINE
S.B.	STOP BAR
N.V.P.	NO VISIBLE PIPE
C.N.O.	COULD NOT OPEN
T.O.D.	TOP OF DEBRIS
B.O.T.	BOTTOM OF STRUCTURE
T.O.W.	TOP OF WATER
UNGT.	UNOBTAINABLE
1.0'	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE

REFERENCES:

- THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWN OF MONTCLAIR, ESSEX COUNTY, NEW JERSEY, SHEET #42, AND THE BOROUGH OF GLEN RIDGE, ESSEX COUNTY, NEW JERSEY, SHEET #29.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, ESSEX COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL 112 OF 2007, MAP NUMBER 34013C0112F, EFFECTIVE DATE: JUNE 4, 2007.
- MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY, MOUNTAINVIEW HOSPITAL MEDICAL OFFICE BUILDING, 311 BAY AVENUE, LOT 1, BLOCK 4215, TOWN OF MONTCLAIR, LOT 15, BLOCK 108, BOROUGH OF GLEN RIDGE, ESSEX COUNTY, NEW JERSEY, PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 02/25/2015, LAST REVISED 02/26/2016 AS REVISION #4.
- MAP ENTITLED "MOUNTAINVIEW HOSPITAL, 1 BAY AVENUE, MONTCLAIR, NEW JERSEY, MKA PROJECT NUMBER 4288-12-2423", PREPARED BY MKA, A NATIONAL LAND SERVICE GROUP, SHEETS 3-5 OF 5.
- MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, MOUNTAINVIEW HOSPITAL, BLOCK 92, LOT 1, 2, 18 & 19, BLOCK 108, LOT 15, 35 & 36, SITUATED IN GLEN RIDGE BOROUGH, ESSEX COUNTY, NEW JERSEY, BLOCK 4214, LOT 1, BLOCK 4215, LOT 1, SITUATED IN MONTCLAIR TOWNSHIP, ESSEX COUNTY, NEW JERSEY", PREPARED BY MIDATLANTIC ENGINEERING PARTNERS, LLC, DATED 02-15-2015, LAST REVISED 04-06-15.
- MAP ENTITLED "MASTER PLAN OF SANITARY SEWER SYSTEM IN THE BOROUGH OF GLEN RIDGE, ESSEX COUNTY, NEW JERSEY", PROVIDED BY THE BOROUGH OF GLEN RIDGE, DATED 06-07-1979.
- MAP ENTITLED "BOROUGH OF GLEN RIDGE ENGINEERING DEPARTMENT, PLAN OF BOROUGH STORM SEWERS", PROVIDED BY THE BOROUGH OF GLEN RIDGE, MAY 11, 1967.
- WATER MAPPING PROVIDED BY THE BOROUGH OF GLEN RIDGE.

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW JERSEY ONE CALL (1-800-272-1000) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 142400182, 142400255

UTILITY COMPANY	PHONE NUMBER
VERIZON	(973) 649-9900
PSEG	(800) 436-7734
BOROUGH OF GLEN RIDGE	(973) 748-8444
CITY OF NEWARK	(973) 733-3669
TOWNSHIP OF MONTCLAIR	(973) 744-1400

THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL.

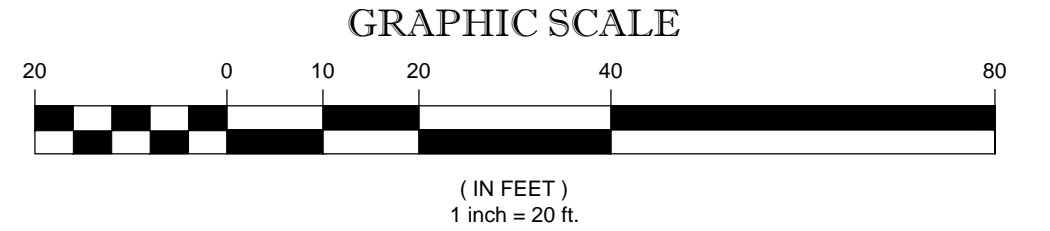
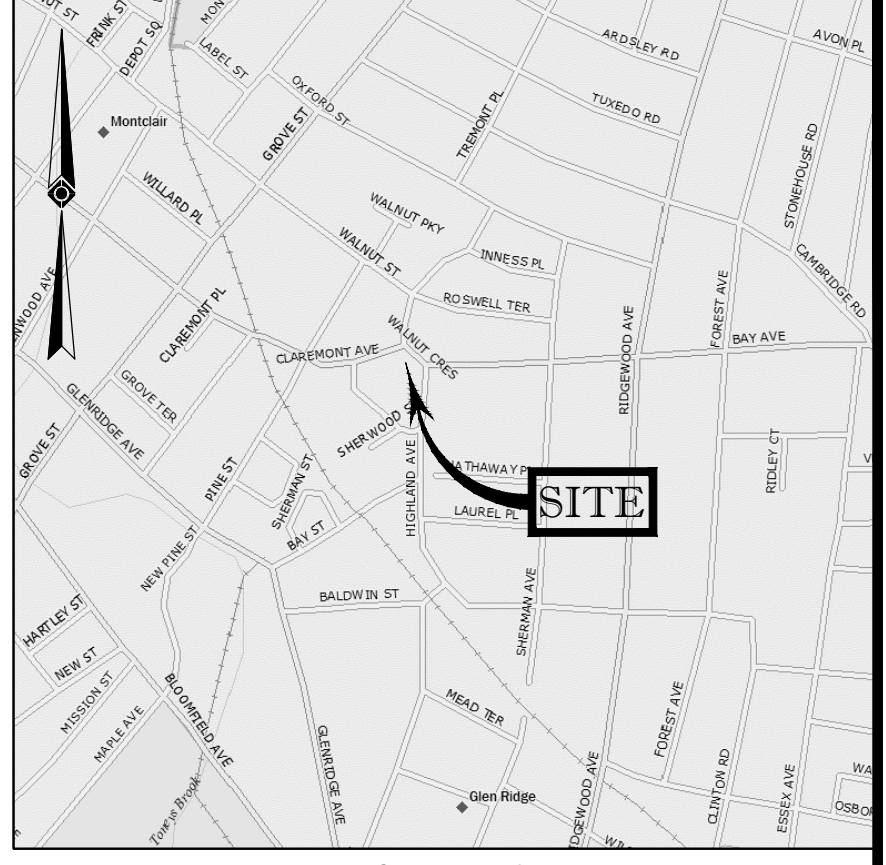
JAMES C. WEED
NEW JERSEY PROFESSIONAL LAND SURVEYOR #4278
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

FIELD DATE: 06-23-2016
FIELD BOOK NO: 16-33
FIELD BOOK PGS: 1, 13, 15, 19, 23
FIELD DREW: E.M.J. & J.C.
DRAWN: G.J.G.
REVIEWED: M.J.B.
DATE: 07-11-2016

**BOUNDARY & TOPOGRAPHIC SURVEY
MOUNTAINVIEW HOSPITAL
MEDICAL OFFICE BLDG.**
HIGHLAND AVE., WALNUT CRES., CLAREMONT AVE. & GEORGE ST.
LOTS 1-12, 22 & 23, BLOCK 4213, TOWN OF MONTCLAIR
LOTS 1 & 2, BLOCK 98, BOROUGH OF GLEN RIDGE
ESSEX COUNTY, NEW JERSEY

CONTROL POINT ASSOCIATES, INC.
CHALFONT, PA 21512-9000
151 LAMAR BLVD. 4TH FLOOR
MANHATTAN, NY 10011-3601
NEW YORK, NY 10011-3601
SOUTH BORO, MA 01886-3000
WWW.CPA-SURVEY.COM

SCALE: 1"=20'
FILE NO: 01-140223
DWG NO: 1 OF 1



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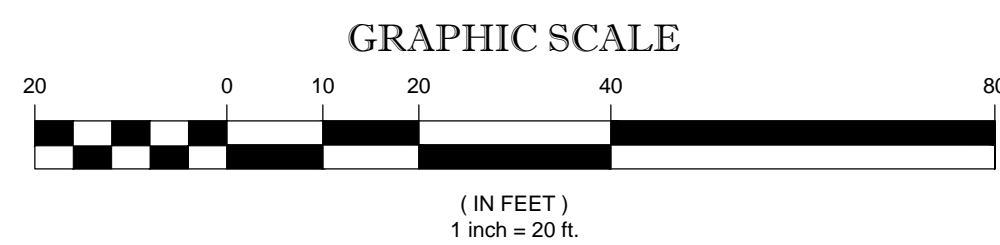
UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW JERSEY ONE CALL (1-800-272-1000) AND REQUESTED TO MARK OUT GROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 142400182, 142400255

UTILITY COMPANY
VERIZON
PSEG
BOROUGH OF GLEN RIDGE
CITY OF NEWARK
TOWNSHIP OF MONTCLAIR

PHONE NUMBER
(973) 649-8900
(800) 436-7734
(973) 748-8444
(973) 733-3660
(973) 744-1400

THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.



SEE SHEET 2 OF 2 FOR NOTES AND REFERENCES

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL

JAMES C. WEED
NEW JERSEY PROFESSIONAL LAND SURVEYOR #43278
NEW JERSEY CERTIFICATE OF AUTHORIZATION #240A27938600

FIELD DATE
06-23-2016

FIELD BOOK NO.
16-33

FIELD BOOK PGS.
1, 13, 15, 19, 23

FIELD DREW
E.M.J./J.C.

DRAWN
J.C.

REVIEWED
M.J.B.

APPROVED
C.C.B.

DATE
07-11-2016

SCALE
1"=20'

FILE NO.
01-140223

DWG NO.
1 OF 2

BOUNDARY & TOPOGRAPHIC SURVEY
MOUNTAINSIDE HOSPITAL
MEDICAL OFFICE BLDG.
HIGHLAND AVENUE, HATHAWAY PLACE & BAY AVENUE
LOT 1, BLOCK 4214, TOWN OF MONTCLAIR
LOTS 1, 2, 3, 4, 18 & 19, BLOCK 92, BOROUGH OF GLEN RIDGE
ESSEX COUNTY, NEW JERSEY

CONTROL POINT ASSOCIATES, INC.

CHALFONT, PA 21512-9800
MT. LAUREL, NJ 08054-3204
MANASSAS, VA 20108-2011
SOUTH BORO, MA 01886-3004
WWW.CPA-SURVEY.COM

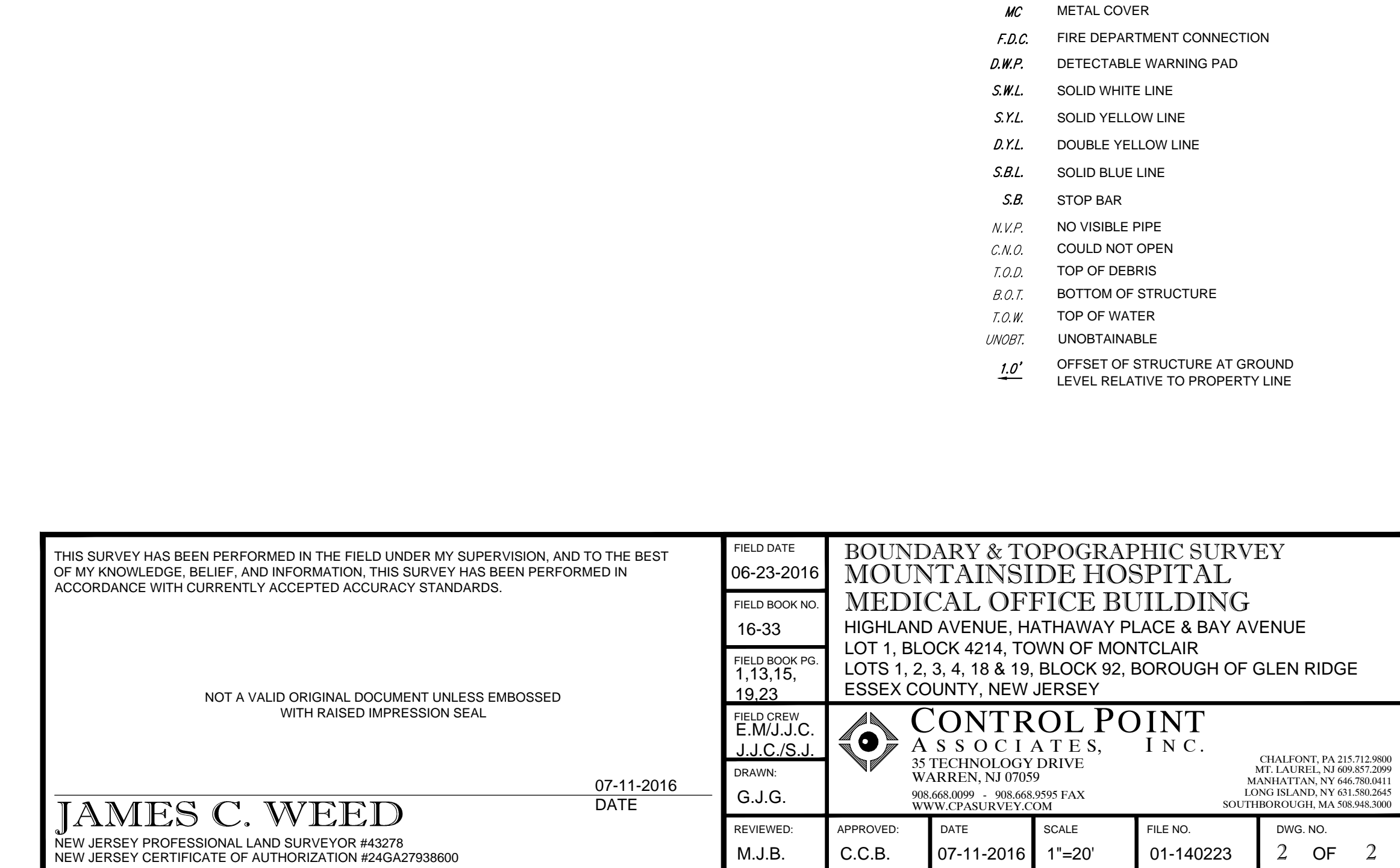


VICINITY MAP
© 2009 DeLorme Street Atlas USA

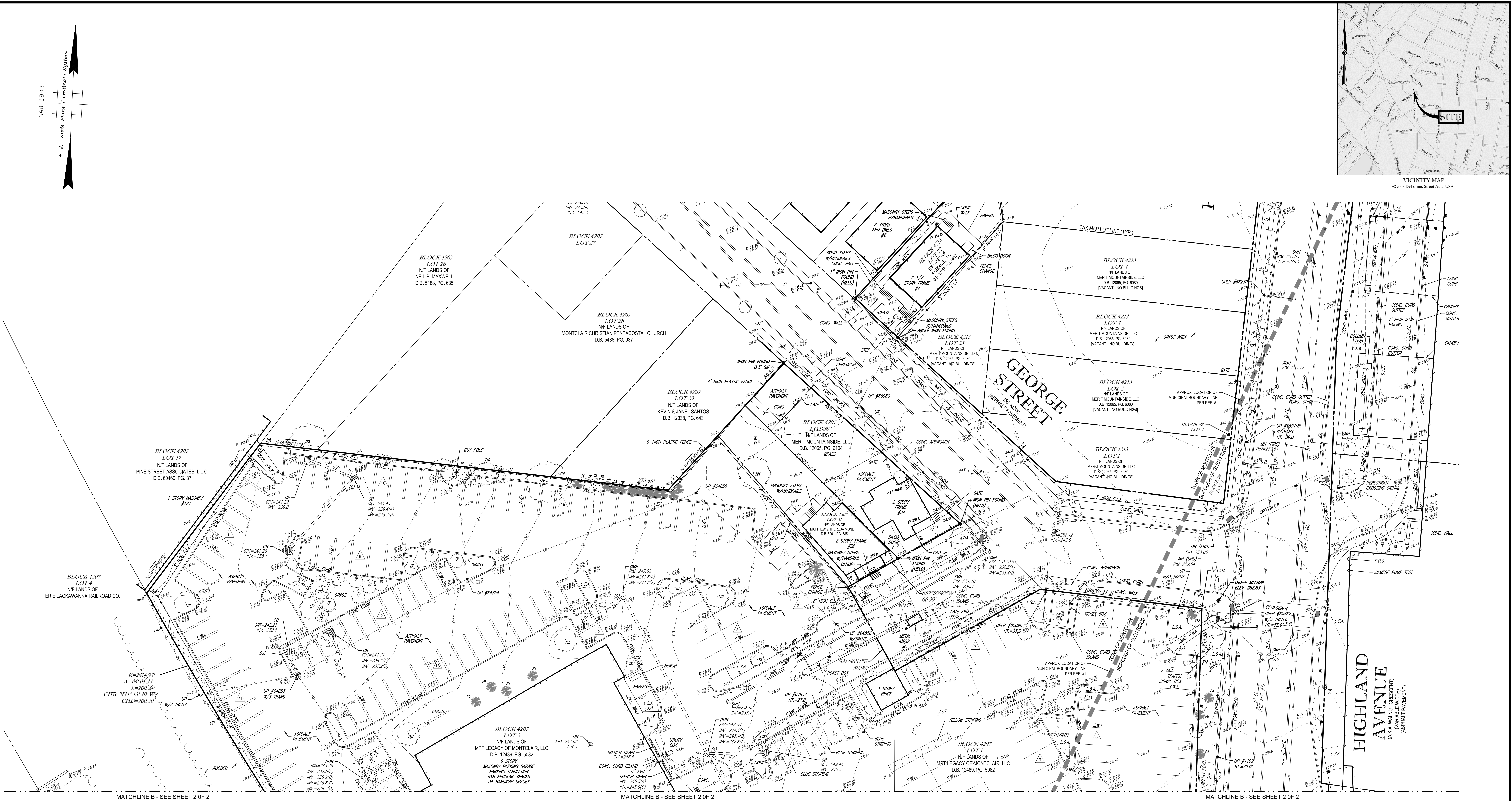
NAD 1983
N. J. State Plane Coordinates System

LEGEND

- 124 EXISTING CONTOUR
- 125 EXISTING SPOT ELEVATION
- X 121.45 EXIST. TOP OF CURB ELEVATION
- X 121.45 EXIST. GUTTER ELEVATION
- X 121.45 EXIST. TOP OF WALL ELEVATION
- X 121.45 EXIST. BOTTOM OF WALL ELEVATION
- X 121.45 EXIST. FINISHED FLOOR ELEVATION
- DW OVERHEAD WIRES
- G APPROX. LOC. UNDERGROUND GAS LINE
- G APPROX. LOC. UNDERGROUND ELEC. LINE
- G APPROX. LOC. UNDERGROUND DRAINAGE LINE
- G APPROX. LOC. UNDERGROUND TEL. LINE
- G APPROX. LOC. UNDERGROUND WATER LINE
- DW DEPRESSION CURB
- HYDRANT
- WATER VALVE
- POINT INDICATOR VALVE
- UNKNOWN VALVE
- GAS VALVE
- GAS BOX
- GAS METER
- ELECTRIC METER
- DMH DRAINAGE/STORM MANHOLE
- SMH SANITARY/SEWER MANHOLE
- TMH TELEPHONE MANHOLE
- EMH ELECTRIC MANHOLE
- UMH UNKNOWN MANHOLE
- WMH WATER MANHOLE
- C/O CLEAN OUT
- P POST
- R ROOF DRAIN
- V VENT & NUMBER OF VENTS
- C CONDUIT PIPE
- D DRAIN
- UP UTILITY POLE
- UP/L UTILITY POLE/LIGHT POLE
- UPSP UTILITY POLE/SOLAR PANEL
- GUY WIRE
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL
- PAINTED ARROWS
- SIGN
- STREET SIGN
- MAIL BOX
- BOLLARD
- BOLLARD LIGHT
- METAL GUIDE RAIL
- MONITORING WELL
- AREA LIGHT
- AC UNIT
- CATCH BASIN OR INLET
- FLAG POLE
- DETECTABLE WARNING PAD
- DECIDUOUS TREE & TRUNK SIZE
- CONIFEROUS TREE & TRUNK SIZE
- SHRUBS
- PARKING SPACE COUNT
- A.G. ABOVE GROUND
- BB CURB BELGIUM BLOCK CURB
- C.L.F. CHAIN LINK FENCE
- D.C. DEPRESSION CURB
- E.O.P. EDGE OF PAVEMENT
- L.S.A. LANDSCAPED AREA
- MC METAL COVER
- F.D.C. FIRE DEPARTMENT CONNECTION
- D.W.P. DETECTABLE WARNING PAD
- S.W.L. SOLID WHITE LINE
- S.Y.L. SOLID YELLOW LINE
- D.Y.L. DOUBLE YELLOW LINE
- S.B.L. SOLID BLUE LINE
- S.B. STOP BAR
- N.V.P. NO VISIBLE PIPE
- C.N.O. COULD NOT OPEN
- T.O.D. TOP OF DEBRIS
- B.O.T. BOTTOM OF STRUCTURE
- T.O.W. TOP OF WATER
- UNDET. UNDETECTABLE
- 10' OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE



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NOTES:

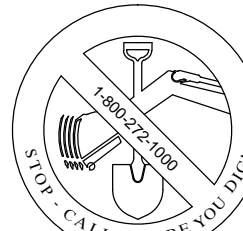
- PROPERTY KNOWN AS LOTS 1, 2, 7, 8, 30 & 31, BLOCK 4207, LOT 1, BLOCK 91 AS SHOWN ON THE OFFICIAL TAX ASSESSORS MAP FOR THE TOWN OF MONTCLAIR & BOROUGH OF GLEN RIDGE, ESSEX COUNTY, NEW JERSEY.
- AREA LOTS 1, 2, 30 & 31, BLOCK 4207 & LOT 1, BLOCK 91 = 159,445 S.F. OR 3.660 AC. AREA LOTS 7 & 8, BLOCK 4207 = 10,554 S.F. OR 0.242 AC.
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
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- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
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TEMPORARY BENCH MARKS SET:
TBM-4 MAG NAIL SET IN CONCRETE SIDEWALK IN THE EAST SIDE OF HIGHLAND AVENUE AVENUE, WITH THE INTERSECTION WITH BAY STREET.
TBM-E MAG NAIL SET IN CONCRETE SIDEWALK IN THE SOUTH SIDE OF GEORGE STREET, WITH THE INTERSECTION WITH BAY AVENUE.
PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
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REFERENCES:

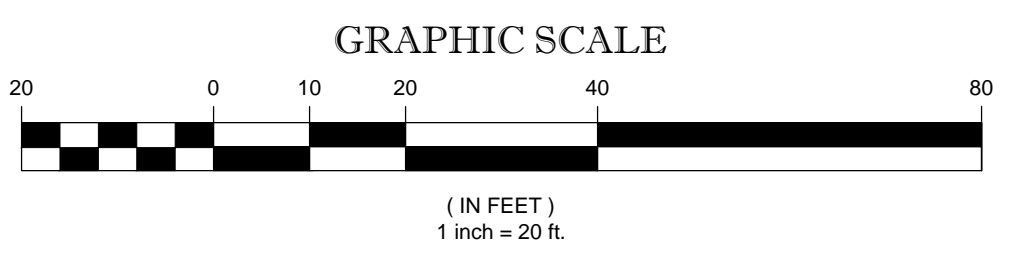
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- MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY, MOUNTAINSIDE HOSPITAL MEDICAL OFFICE BUILDING, 311 BAY AVENUE, LOT 1, BLOCK 4215, TOWN OF MONTCLAIR, LOT 15, BLOCK 106, BOROUGH OF GLEN RIDGE, ESSEX COUNTY, NEW JERSEY, PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED 02-25-2015, LAST REVISED 02-26-2016 AS REVISION #4.
- MAP ENTITLED "MOUNTAINSIDE HOSPITAL, 1 BAY AVENUE, MONTCLAIR, NEW JERSEY, MKA PROJECT NUMBER 4288-12-2423", PREPARED BY MKA, A NATIONAL LAND SERVICE GROUP, SHEETS 3-5 OF 5.
- MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, MOUNTAINSIDE HOSPITAL, BLOCK 92, LOT 1, 2, 18 & 19, BLOCK 106, LOT 15, 35 & 28, SITUATED IN GLEN RIDGE BOROUGH, ESSEX COUNTY, NEW JERSEY, BLOCK 4214, LOT 1, BLOCK 4215, LOT 1, SITUATED IN MONTCLAIR TOWNSHIP, ESSEX COUNTY, NEW JERSEY, PREPARED BY MDTATLANTIC ENGINEERING PARTNERS, LLC, DATED 02-15-2015, LAST REVISED 04-06-15.
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- MAP ENTITLED "BOROUGH OF GLEN RIDGE ENGINEERING DEPARTMENT, PLAN OF BOROUGH STORM SEWERS", PROVIDED BY THE BOROUGH OF GLEN RIDGE, MAY 11, 1987.
- WATER MAPPING PROVIDED BY THE BOROUGH OF GLEN RIDGE.

UTILITY COMPANIES:

- THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW JERSEY ONE CALL (1-800-272-1000) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 142400182, 142400255
- | UTILITY COMPANY | PHONE NUMBER |
|-----------------------|----------------|
| VERIZON | (973) 649-9900 |
| PSE&G | (800) 436-7734 |
| BOROUGH OF GLEN RIDGE | (973) 744-8444 |
| CITY OF NEWARK | (973) 733-3669 |
| TOWNSHIP OF MONTCLAIR | (973) 744-1400 |



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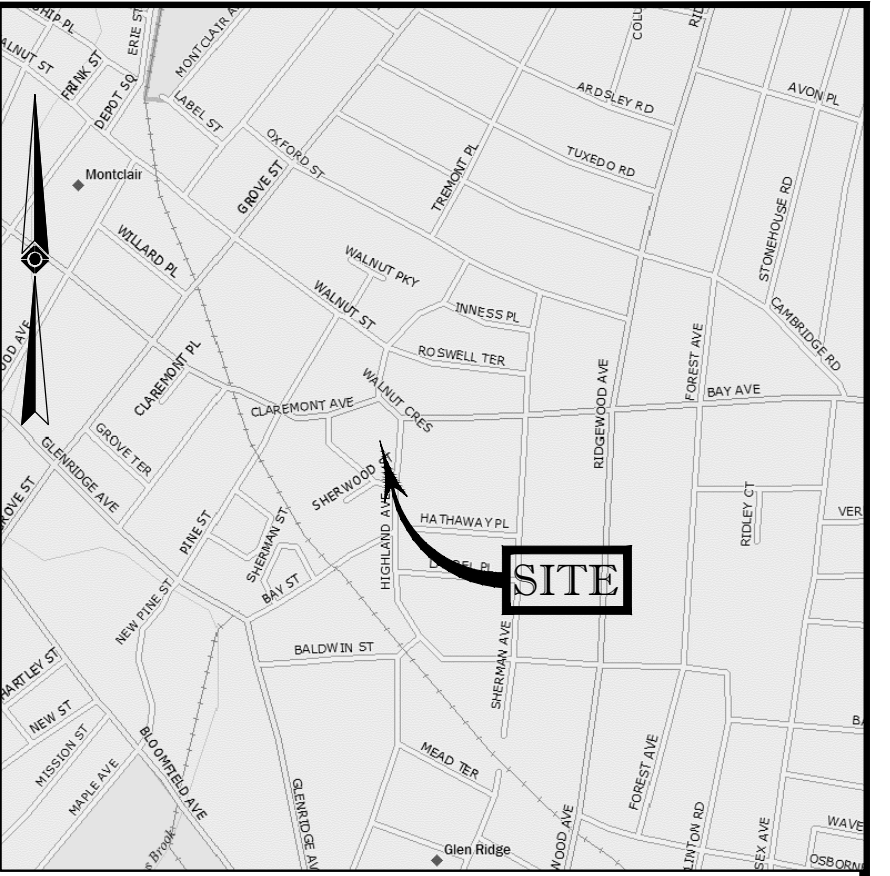


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NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL		FIELD BOOK NO. 16-33	E.M.C. J.C.S.J.	
		FIELD BOOK PGS. 1, 13, 15, 19, 23	DRAWN: G.J.G.	
		DATE 07-11-2016	DATE 07-11-2016	
		REVIEWED: M.J.B.	APPROVED: C.C.B.	DATE 07-11-2016
JAMES C. WEED NEW JERSEY PROFESSIONAL LAND SURVEYOR #40278 NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600		SCALE 1"=20'	FILE NO. 01-140223	DWG. NO. 1 OF 2

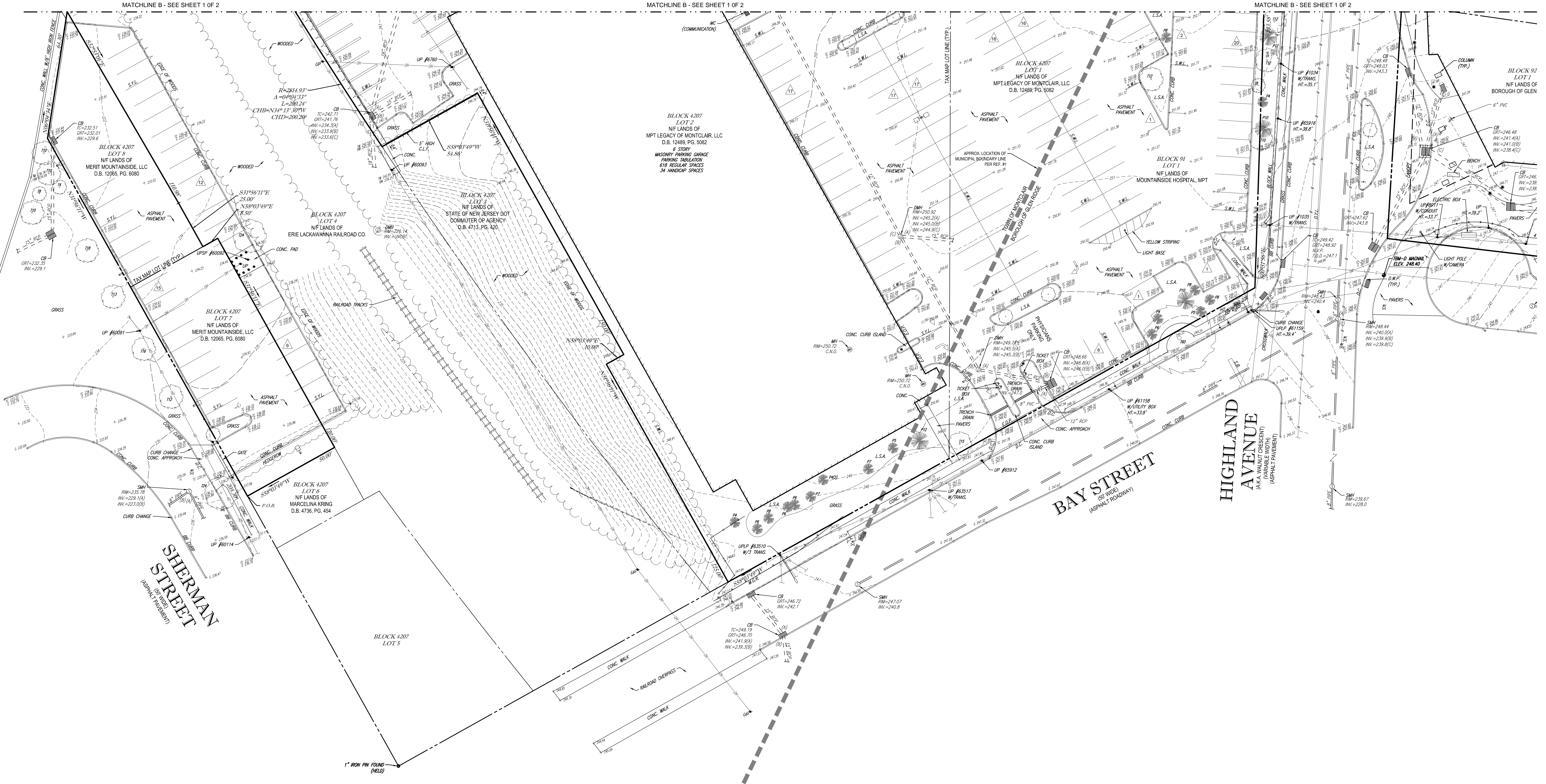
NAD 1983

N. J. State Plane Coordinate System

LEGEND					
	EXISTING CONTOUR		GAS METER		TRAFFIC SIGNAL
	EXISTING SPOT ELEVATION		ELECTRIC METER		PAINTED ARROWS
	EXIST. TOP OF CURB ELEVATION		DRAINAGE/SEWER MANHOLE		SIGN
	EXIST. GUTTER ELEVATION		SANITARY/SEWER MANHOLE		STREET SIGN
	EXIST. TOP OF WALL ELEVATION		TELEPHONE MANHOLE		MAIL BOX
	EXIST. BOTTOM OF WALL ELEVATION		ELECTRIC MANHOLE		BOLLARD
	EXIST. FINISHED FLOOR ELEVATION		UNKNOWN MANHOLE		BOLLARD LIGHT
	OVERHEAD WIRES		WATER MANHOLE		METAL GUIDE RAIL
	APPROX. LOC. UNDERGROUND GAS LINE		CLEAN OUT		MONITORING WELL
	APPROX. LOC. UNDERGROUND ELEC. LINE		POST		AREA LIGHT
	APPROX. LOC. UNDERGROUND DRAINAGE LINE		ROOF DRAIN		AC UNIT
	APPROX. LOC. UNDERGROUND TEL. LINE		VENT & NUMBER OF VENTS		CATCH BASIN OR INLET
	APPROX. LOC. UNDERGROUND WATER LINE		CONDUIT PIPE		FLAG POLE
	DEPRESSED CURB		DRAIN		DETECTABLE WARNING PAD
	HYDRANT		UTILITY POLE		DECIDUOUS TREE & TRUNK SIZE
	WATER VALVE		UTILITY POLE/LIGHT POLE		CONIFEROUS TREE & TRUNK SIZE
	POINT INDICATOR VALVE		UTILITY POLE/SOLAR PANEL		SHRUBS
	UNKNOWN VALVE		GUY WIRE		PARKING SPACE COUNT
	GAS VALVE		TRAFFIC SIGNAL POLE		
	GAS BOX				
					ABOVE GROUND
					BELGIUM BLOCK CURB
					CHAIN LINK FENCE
					DEPRESSED CURB
					EDGE OF PAVEMENT
					LANDSCAPED AREA
					METAL COVER
					FIRE DEPARTMENT CONNECTION
					DETECTABLE WARNING PAD
					SOLID WHITE LINE
					SOLID YELLOW LINE
					DOUBLE YELLOW LINE
					SOLID BLUE LINE
					STOP BAR
					NO VISIBLE PIPE
					COULD NOT OPEN
					TOP OF DEBRIS
					BOTTOM OF STRUCTURE
					TOP OF WATER
					UNOBTAINABLE
					OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE



VICINITY MAP
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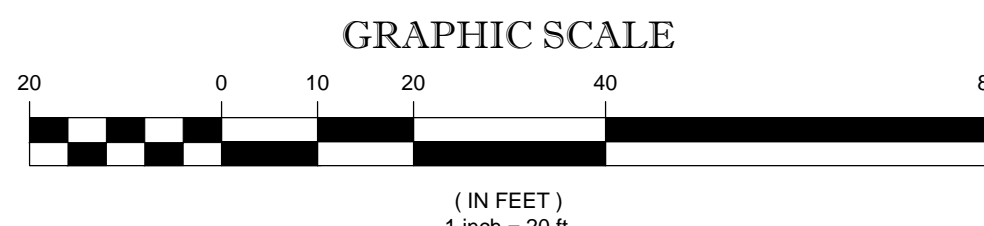
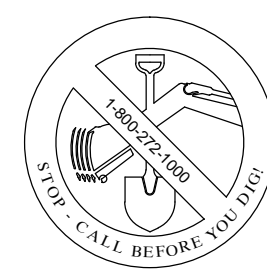
UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW JERSEY ONE CALL (1-800-272-1000) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 14200182, 14200255

UTILITY COMPANY
VERIZON
PSE&G
BOROUGH OF GLEN RIDGE
CITY OF NEWARK
TOWNSHIP OF MONTCLAIR

PHONE NUMBER
(878) 649-9900
(800) 650-7734
(973) 748-8444
(973) 733-3869
(973) 744-1400

THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.



THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL

JAMES C. WEED
NEW JERSEY PROFESSIONAL LAND SURVEYOR #40278
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24G427938600

FIELD DATE 06-23-2016	BOUNDARY & TOPOGRAPHIC SURVEY MOUNTAINVIEW HOSPITAL MEDICAL OFFICE BLDG.
FIELD BOOK NO. 16-33	BAY STREET, WALNUT CRESCENT, & GEORGE STREET LOTS 1, 2, 7, 8, 30 & 31 BLOCK 4207, TOWN OF MONTCLAIR LOTS 1, BLOCK 91, BOROUGH OF GLEN RIDGE ESSEX COUNTY, NEW JERSEY
FIELD BOOK PGS. 1, 13, 15, 19, 23	
FIELD DREW E.M.J.C. J.C.S./J	CONTROL POINT ASSOCIATES, INC.
DRAWN G.J.G.	35 TECHNOLOGY DRIVE WARREN, NJ 07059 WWW.CPSURVEY.COM
REVIEWED M.J.B.	APPROVED C.C.B.
DATE 07-11-2016	SCALE 1"=20'
FILE NO. 01-140223	DWG. NO. 2 OF 2