



GENERAL NOTES:

- PROPERTY LINE INFORMATION FROM:
 - PROPERTY KNOWN AS LOTS 3 IN BLOCK 1606 AS SHOWN ON THE CURRENT TAX MAP NO. 16 BOROUGH OF OLD TAPPAN.
 - A MAP ENTITLED "SITE PLAN, LOTS 3 & 4, KOREAN PRESBYTERIAN CHURCH OF THE PALISADES PROPOSED PLAYGROUND, BOROUGH OF OLD TAPPAN, BERGEN COUNTY, NEW JERSEY" PREPARED BY HUBSCHMAN ENGINEERING DATED 8-6-08.
 - DEEDS:
 - VBK 3365, PG. 564
 - VBK 7551, PG. 082
 - DBK 7504, PG. 373
 - DBK 7494, PG. 785
 - DBK 7455, PG. 984
 - A FIELD SURVEY BY SCHWANEWEDE/HALS ENGINEERING ON FEB. 25, 2021.
- LOT AREA OF SUBJECT PROPERTY: 237,920 S.F. / 5.462 Ac.
- PROPERTY IS LOCATED IN THE RA-40 (RESIDENTIAL ONE FAMILY DISTRICT)
- THE PROPERTY CONTAINS FRESHWATER WETLANDS, A TRANSITION AREA ASSOCIATED WITH THE WETLANDS EXTENDS FROM THE WETLAND LINE INTO THE PROPERTY. A FRESHWATER WETLANDS LETTER OF INTERPRETATION MUST BE OBTAINED FROM THE N.J.D.E.P. TO VERIFY THE WETLAND LINE AND THE RESOURCE CLASSIFICATION OF THE WETLANDS TO DETERMINE THE TRANSITION AREA WIDTH ASSOCIATED WITH THE WETLANDS.
- THE WETLANDS WERE DELINEATED BY ENVIRONMENTAL TECHNOLOGY INC. ON MARCH 4, 2021.
- THE PROPERTY DOES NOT LIE IN ANY FLOOD ZONE, AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 34003C0113H DATED AUG. 28, 2019.
- THERE IS NO EVIDENCE OF RECENT BUILDING CONSTRUCTION, BUILDING ADDITIONS OR EARTH MOVING ON THE PROPERTY OBSERVED DURING THE FIELDWORK.
- THERE IS NO CHANGE IN THE STREET RIGHT-OF-WAYS COMPLETED OR PROPOSED. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO OBSERVABLE EVIDENCE OF THE SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.



KEY MAP

DESCRIPTION

- BEGINNING AT A POINT IN THE NORTHERLY SIDELINE OF OLD TAPPAN ROAD WEST, WHERE THE SAME IS INTERSECTED BY A DIVISION LINE BETWEEN LOT 3 AND LOT 4, SAID BEGINNING POINT BEING THE SECOND CORNER AS RECITED IN A DEED TO KOREAN PRESBYTERIAN CHURCH OF PALISADES, A RELIGIOUS SOCIETY, DATED JULY 3 1991 AND RECORDED JULY 18, 1991 IN THE BERGEN COUNTY CLERK'S OFFICE IN DEED BOOK 7455 PAGE 984, AND RUNNING THENCE:
- (1) NORTH 04°43'13" WEST, 477.55 FEET ALONG THE SECOND COURSE OF SAID DEED (AND ALONG THE WESTERLY LINE OF LOT 4 BLOCK 1606) TO AN IRON PIN; THENCE
 - (2) NORTH 81°36'54" WEST, 424.24 FEET ALONG THE SAME (LOT 1 BLOCK 3003) TO AN IRON PIN FOUND; THENCE
 - (3) SOUTH 04°05'57" WEST, 579.66 FEET ALONG LOTS 1 IN BLOCK 3003 AND LOT 3 IN BLOCK 1606 TO THE NORTHERLY SIDELINE OF OLD TAPPAN ROAD WEST; THENCE
 - (4) NORTHEASTERLY ALONG THE SAME, ON A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 12°30'05", RADIUS OF 2305.86 FEET, AN ARCH LENGTH OF 503.12 FEET TO THE POINT AND PLACE OF BEGINNING.

SURVEYOR'S CERTIFICATION

TO: CAPITOL SENIORS HOUSING
FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6, 7(c), 7(b)(1), 7(c), 8, 9, 11(a), 11(b), 13, 14, 16, 17, 18, & 20 OF THE TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 25, 2021.

Date _____

David A. Hals, PE, LS, PP
NJ PE & LS Lic. 29994
9 POST ROAD, SUITE M11,
OAKLAND, N.J. 07436

7543-2312
JOB/ORDER No.

DATE	BY	DESCRIPTION

"ALTA/NSPS LAND TITLE SURVEY"
BLOCK 1606 - LOT 3
244 OLD TAPPAN ROAD WEST
FOR
CAPITAL SENIORS HOUSING
BOROUGH OF OLD TAPPAN, BERGEN CO., N.J.

SCHWANEWEDE / HALS ENGINEERING
PROFESSIONAL ENGINEERS & LAND SURVEYORS
9 POST ROAD - SUITE M11 - OAKLAND, N.J. - 07436
(201) 337-0053

DAVID A. HALS, PE, LS, PP
N.J. PROFESSIONAL ENGINEER AND
LAND SURVEYOR LIC. NO. 29994

JOSEPH F. VINCE, PE, LS, PP
N.J. PROFESSIONAL ENGINEER AND
LAND SURVEYOR LIC. NO. GB42588

SCALE
1"=40'

DATE: MARCH 4, 2021
JOB NO: 7543-2312
SHEET NO: 1 OF 1