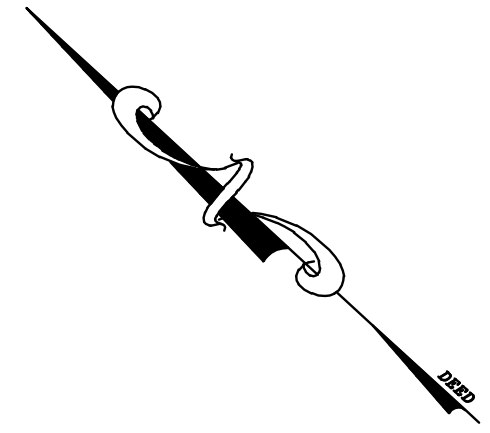


RIVERSIDE DRIVE
(VARIABLE WIDTH)

CASINO AVENUE
(60' RIGHT OF WAY)



FRONT YARD AVERAGING CALCULATION
R-4 ZONING DISTRICT

BLOCK	LOT	SETBACK
264	14	29.9'
264	15	30.2'
264	16	27.5'
264	17	29.4'
AVERAGE		29.3'
		RIVERSIDE DRIVE

NOTES

1. THIS SURVEY IS BASED UPON THE FOLLOWING DATA AND/OR RECEPTIONS:

	YES	NO
A. DEED OF RECORD	<u>X</u>	<u> </u>
B. FILED MAP	<u> </u>	<u>X</u>
C. FIELD SURVEY	<u>X</u>	<u> </u>
D. TITLE SEARCH	<u> </u>	<u>X</u>
E. TAX MAP	<u>X</u>	<u> </u>
F. OTHER (SEE REFERENCES)	<u> </u>	<u>X</u>

2. THIS SURVEY REPRESENTS CONDITIONS VISIBLE ON OR ABOVE THE SURFACE OF THE GROUND AT THE TIME OF THE SURVEY. THE UNDERSIGNED PROFESSIONAL IS NOT RESPONSIBLE FOR THE PRESENCE OF UNDERGROUND UTILITIES OR STRUCTURES IF SAME ARE NOT VISIBLE OR OTHERWISE DISCLOSED BY ANY OF THE ABOVE DATA.

3. THIS SURVEY AND PLAN IS MADE FOR AND CERTIFIED TO THE PARTIES NAMED HEREON FOR THE PURPOSE(S) STATED. NO OTHER PURPOSE IS INTENDED NOR IMPLIED. THE UNDERSIGNED SURVEYOR IS NEITHER RESPONSIBLE NOR LIABLE FOR THE USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

4. IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL AND MAY HAVE BEEN ALTERED.

5. PARCEL CONTAINS 4,866 S.F. ±.

RECORD DEED DEED BOOK 5773, PAGE 628 TAX MAP TAX MAP No. 56

REFERENCE N/A

FILED MAP DATA N/A

PLAN OF SURVEY
TAX LOT 13 BLOCK 264
TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY



Engineers • Surveyors • Planners
328 Park Avenue, Scotch Plains, N.J. 07076
908-322-2030

CERTIFIED TO:
ANDRE RIVERA AND ELIZABETH RIVERA

James R. Watson 7/1/2022
JAMES R. WATSON P.L.S., P.P.
PROFESSIONAL LAND SURVEYOR PROFESSIONAL PLANNER
N.J. LICENSE NO. 30750 N.J. LICENSE NO. 3363
N.Y. LICENSE NO. 50196

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003,c.14(C45: 8-36.3) AND N.J.A.C. 13:40-5.1(d).