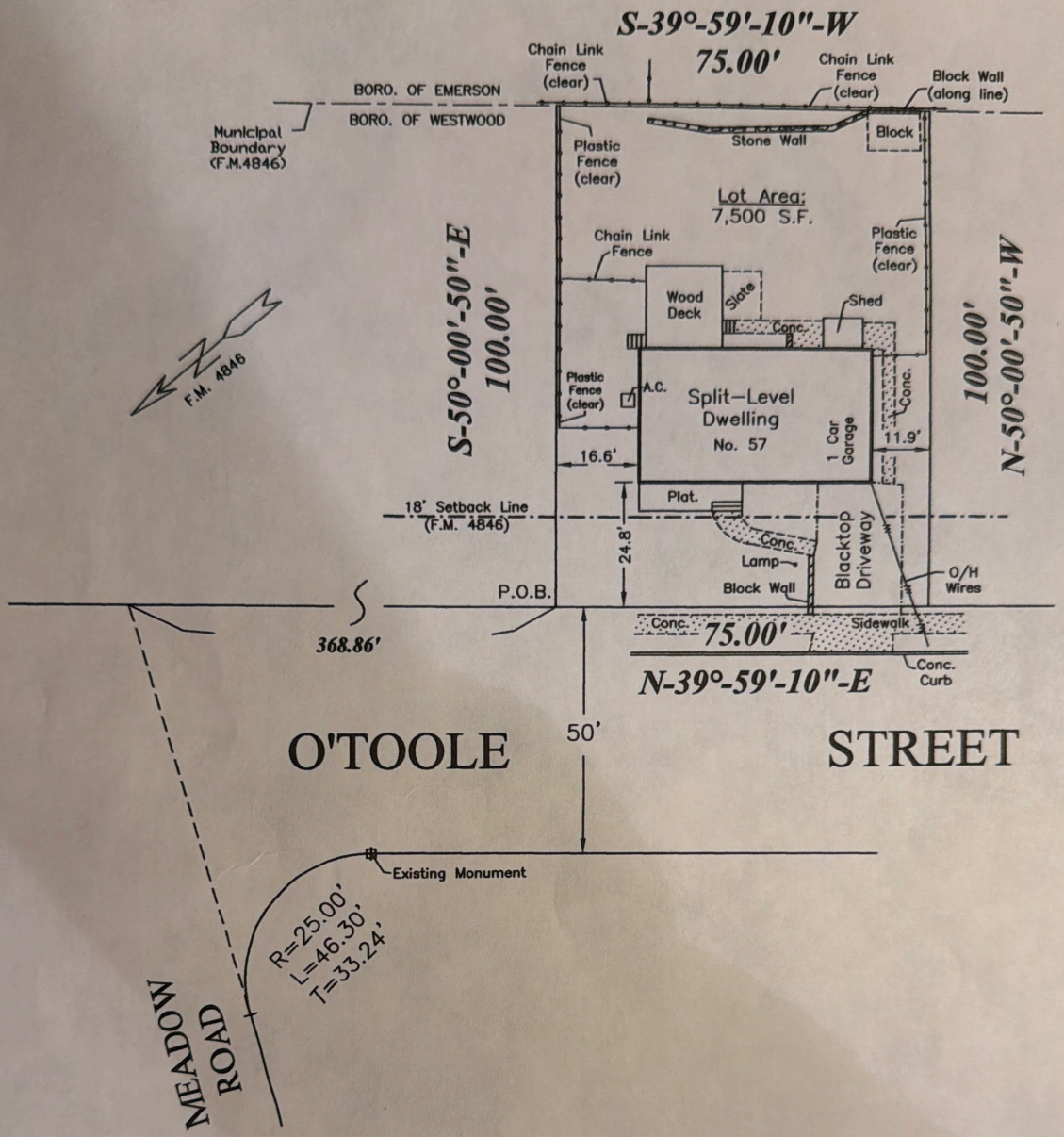
Offsets shown herein are not to be used as a basis for the physical determination of property boundary lines.

SUBJECT PREMISES COMMONLY KNOWN AS TAX LOT 4 IN TAX BLOCK 1102.



SUBJECT TO EASEMENTS, GRANTS, RESTRICTIONS, RIGHTS-OF-WAY AND CONDITIONS OF RECORD AND SUCH STATE OF FACTS WHICH AN ACCURATE AND CURRENT ABSTRACT OF TITLE MIGHT DISCLOSE.

VALID COPIES OF THIS PLAT CONTAIN SURVEYOR'S ORIGINAL SIGNATURE AND EMBOSSED SEAL.

SUBSURFACE & ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

BY MY SIGNATURE AND SEAL HEREON I CERTIFY TO THE FOLLOWING SPECIFICALLY NAMED PARTIES THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF NEW JERSEY AND THAT THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY IMMEDIATE SUPERVISION. I FURTHER DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN REPRESENTS CONDITIONS EXISTING AS OF THE DATE SHOWN.

DEED DESCRIPTION REFERENCE MAP:

KNOWN & DESIGNATED AS LOT 45 IN BLOCK 212 ON A MAP ENTITLED: "SUBDIVISION MAP OF BRUCE VILLAGE, INC. SITUATED IN THE BOROUGH OF WESTWOOD, BERGEN COUNTY, N.J." FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON JUNE 23, 1955 AS MAP NO. 4846.

CERTIFIED ONLY TO:

KEITH A. ROSADO

Certifications are not transferable to subsequent owners or institutions.

PLAT OF SURVEY

ON PROPERTY LOCATED AT

57 O'TOOLE STREET

BORO. OF WESTWOOD, BERGEN COUNTY, NEW JERSEY

SCALE: 1" = 30' TSA # 20 0053 DATE: June 12, 2020

DR. THB CH. PJT FD. VPR CD. C-20

TROAST SURVEYING ASSOC., INC.
P.O. BOX 8081, PARAMUS, NJ. 07653 (201) 262-5308
CERTIFICATE OF AUTHORIZATION NO. 24GA27996700

PAUL J. TROAST NJLS LIC. NO. 29358