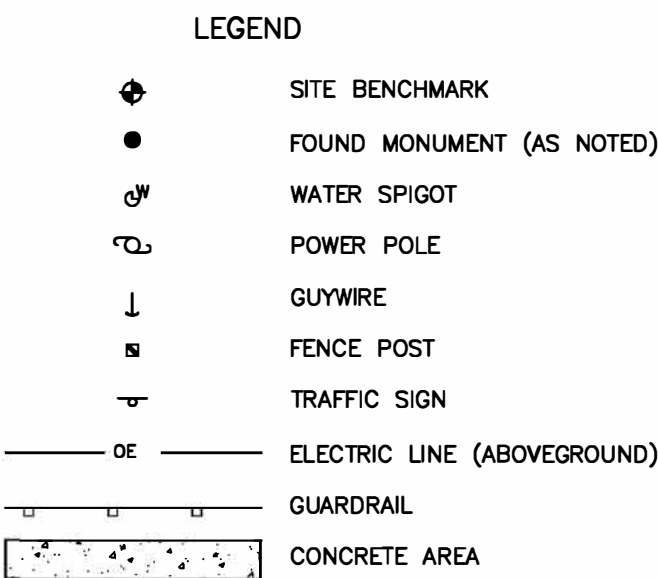


Lot 3 of Block 250, Ramapo Park, Passaic County, New Jersey.



Being located on Lot 3 of Block 250 Ramapo Park, Wanaque Borough, Passaic County, New Jersey, being more particularly described as follows:

COMMENTING at the west corner of said Lot 3, being mark by a concrete monument No. 22; thence S21°13'37"W along the westerly line of said Lot 3 (Bearings are based on New Jersey State Plane Coordinate System NAD 83 determined by differential GPS on July 16, 2016 using the NGS CORS Network, reference stations LAMT, NJ12, NJMT, NJSC & NYMD), also being the easterly right-of-way line of Skyline Drive, a distance of 73.99 feet; thence S67°08'31"E, a distance of 62.51 feet; thence S22°51'29"W, a distance of 25.24 feet to the POINT OF BEGINNING; thence S67°08'31"E, a distance of 25.00 feet; thence S22°51'29"W, a distance of 50.00 feet; thence N67°08'31"W, a distance of 50.00 feet; thence N22°51'29"E, a distance of 50.00 feet; thence S67°08'31"E, a distance of 25.00 feet to the POINT OF BEGINNING.

Said parcel contains 2,500 sf, or 0.0574 acres, more or less.

Being located on Lot 3 of Block 250 Ramapo Park, Wanaque Borough, Passaic County, New Jersey, being more particularly described as follows:

A continuous strip of land, 20.00 feet in width, lying 10.00 feet on each side of the following described centerline:

COMMENCING at the northwest corner of said Lot 3, being mark by a concrete monument No. 22; thence S21°13'37"W along the westerly line of said Lot 3 (Bearings are based on New Jersey State Plane Coordinate System NAD 83 determined by differential GPS on July 16, 2016 using the NGS CORS Network, reference stations LAMT, NJ12, NJMT, NJSC & NYMD), also being the easterly right-of-way line of Skyline Drive, a distance of 73.99 feet to the POINT OF BEGINNING; thence S67°08'31"E, a distance of 62.51 feet; thence S22°51'29"W, a distance of 25.24 feet to the POINT OF TERMINUS.

Sidelines of said strip extend or shorten as necessary to intersect the lines that the POINT OF BEGINNING and POINT OF TERMINUS are part of.

Said parcel contains 1,755 sf, or 0.0403 acres, more or less.

1. The purpose of this survey is to depict the existing physical improvements at the time of the survey and to define the limits of a lease area and easements appurtenant thereto. This survey is not a boundary survey nor does it represent a monumented land survey. This survey is not intended to be used for the creation, conveyance, or transfer of any fee simple parcel. Monuments shown hereon are for reference only and are not intended to be relied upon for the establishment of any boundary shown on this document. No monuments were established from this survey.
2. Any underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities.
3. This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. No title commitment was provided by the client.
4. Bearings are based on New Jersey State Plane Coordinate System NAD 83 determined by differential GPS on July 16, 2016 using the NGS CORS Network, reference stations LAMT, NJI2, NJMT, NJSC & NYMD.
5. Vertical datum is North American Vertical Datum of 1988 (NAVD88) GEOID12A determined by differential GPS observations using the NGS CORS network on July 16, 2016. Benchmark: Reference stations LAMT (Orthometric height=398.6124"), NJI2 (Orthometric height=164.8567"), NJMT (Orthometric height=439.464"), NJSC (Orthometric height=674.8465") & NYMD (Orthometric height=526.0339").
6. All coordinates and elevations shown hereon are in U.S. survey feet.
7. Federal Emergency Management Agency, Flood Insurance Rate Map, community-panel number 34031C0142F, effective date 09/28/2007, indicates the area in the vicinity of this parcel of land to be a zone X (area determined to be outside the 500 year floodplain.)
8. Easements and public documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
9. The improvements shown hereon are as of the date of field work, July 16, 2016.
10. This site is zoned "WRC" (Water Resource Conservation District) per City of Wanakee Planning Department.  
Building Setbacks:  
None
11. This survey is subject to any easements of record and to any other pertinent facts which a complete title search might disclose.

On the basis of my knowledge, information and belief, I hereby state and declare that this drawing was prepared under my direct supervision to the standard of care of surveyors practicing in the State of New Jersey and that the information shown hereon is true and correct to the best of my knowledge and belief.

This statement is neither a warranty nor a guarantee, either expressed or implied.

Project No.	160503	Drawn By: JPN	Date: 08/02/2016																												
		Checked By: PLI	Sheet 1 of 1																												
RAW LAND SURVEY																															
A PORTION OF LOT 3 OF BLOCK 250																															
RAMAPO PARK																															
WANAUKE BOROUGH, PASSAIC COUNTY, NEW JERSEY																															
SITE NAME:																															
US.NJ.BLOCK250																															
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