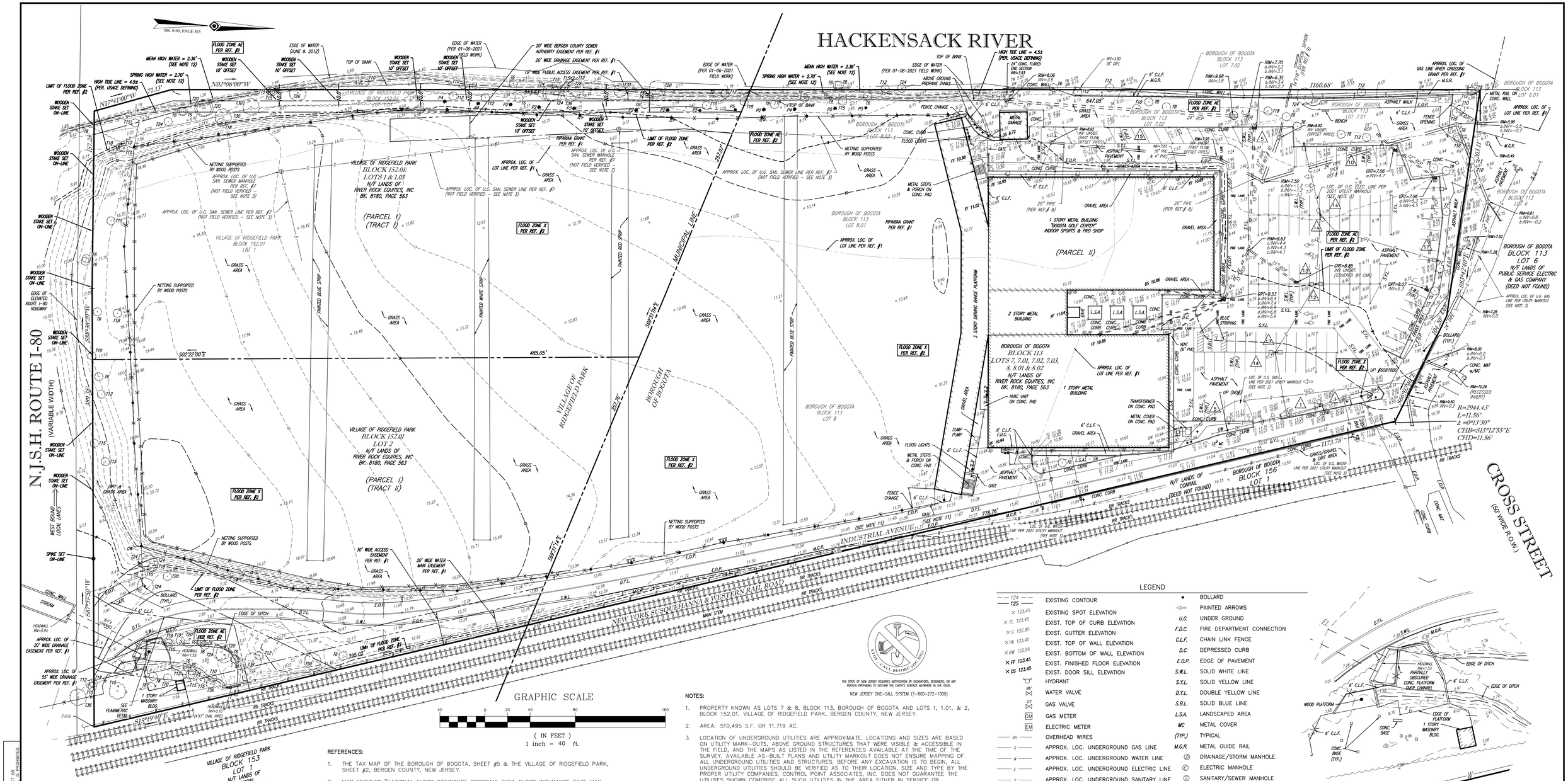
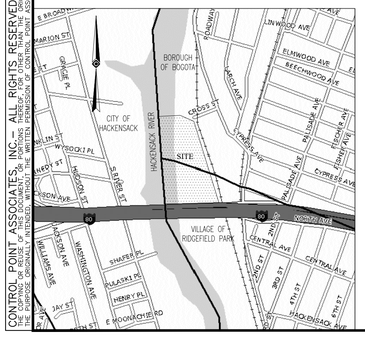




CONTROL POINT ASSOCIATES, INC. – ALL RIGHTS RESERVED
THE COMPOSITE PLAN, DESIGN OR PLAT OF SUBDIVISION, OR PORTIONS THEREOF, CREATED AND THE REGIONAL PROJECT OR THE PURPOSE SHOWN HEREON IS RESTRICTED WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.

GRAPHIC SCALE

40 0 20 40 80 160

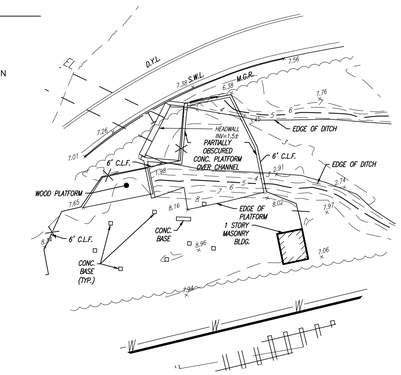
(IN FEET)
1 inch = 40 ft.

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

NEW JERSEY ONE-CALL SYSTEM (1-800-272-1000)

LEGEND

124 / 125	EXISTING CONTOUR		BOLLARD
× 123.45	EXISTING SPOT ELEVATION		PAINTED ARROWS
× TC 123.45	EXIST. TOP OF CURB ELEVATION	U.G.	UNDER GROUND
× G 122.95	EXIST. GUTTER ELEVATION	F.D.C.	FIRE DEPARTMENT CONNECTION
× TW 123.45	EXIST. TOP OF WALL ELEVATION	C.L.F.	CHAIN LINK FENCE
× BW 122.95	EXIST. BOTTOM OF WALL ELEVATION	D.C.	DEPRESSED CURB
× FF 123.45	EXIST. FINISHED FLOOR ELEVATION	E.O.P.	EDGE OF PAVEMENT
× DS 123.45	EXIST. DOOR SILL ELEVATION	S.W.L.	SOLID WHITE LINE
	HYDRANT	S.Y.L.	SOLID YELLOW LINE
WV	WATER VALVE	D.Y.L.	DOUBLE YELLOW LINE
GV	GAS VALVE	S.B.L.	SOLID BLUE LINE
GM	GAS METER	L.S.A.	LANDSCAPED AREA
EM	ELECTRIC METER	MC	METAL COVER
— OH —	OVERHEAD WIRES	(TYP.)	TYPICAL
— G —	APPROX. LOC. UNDERGROUND GAS LINE	M.G.R.	METAL GUIDE RAIL
— W —	APPROX. LOC. UNDERGROUND WATER LINE		DRAINAGE/STORM MANHOLE
— E —	APPROX. LOC. UNDERGROUND ELECTRIC LINE		ELECTRIC MANHOLE
— S —	APPROX. LOC. UNDERGROUND SANITARY LINE		SANITARY/SEWER MANHOLE
UP #	UTILITY POLE		TELEPHONE MANHOLE
	GUY WIRE		UNKNOWN MANHOLE
	FLOOD LIGHT	10	PARKING SPACE COUNT
	AREA LIGHT		DEPRESSED CURB
C/O	CLEAN OUT		NON-ACCESS HIGHWAY LINE
RD	ROOF DRAIN		
	SIGN		



PLANIMETRIC DETAIL

NOTES:

1. PROPERTY KNOWN AS LOTS 7 & 8, BLOCK 113, BOROUGH OF BOGOTA AND LOTS 1, 1.01, & 2, BLOCK 152.01, VILLAGE OF RIDGEFIELD PARK, BERGEN COUNTY, NEW JERSEY.
2. AREA: 510,495 S.F. OR 11.719 AC.
3. 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.

   THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN AS PER 2021 MARKOUT ARE BASED UPON MARKOUT PROVIDED BY CONTROL POINT ASSOCIATES, INC. USING GROUND PENETRATING RADAR AND ELECTROMAGNETIC DETECTION EQUIPMENT. ALL 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. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE, AND TYPE BY THE PROPER UTILITY COMPANIES.
4. 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 HEREON.
5. **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.**
6. BY GRAPHIC PLOTTING ONLY, PROPERTY IS PREDOMINANTLY LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND PARTIALLY LOCATED IN FLOOD ZONE AE (BASE FLOOD ELEVATION DETERMINED AT (NGVD 1929) 9 FEET) PER REF. #2.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. ELEVATIONS ARE BASED UPON NGVD 1929, PER GPS OBSERVATION UTILIZING THE KEYSTONE KEYNET NETWORK. (NAVD 1988 DATUM IS 1.01 FEET LOWER THAN NGVD 1929).
9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
10. THIS SURVEY DOES NOT SHOW THE EXISTENCE OF WETLANDS, IF ANY.
11. INDUSTRIAL AVENUE NOT SHOWN ON TAX MAPS OF BOROUGH OF BOGOTA AND VILLAGE OF RIDGEFIELD PARK.
12. MEAN HIGH WATER LINE (MHWL) AND SPRING HIGH WATER LINE (SHWL) CALCULATED USING NGS TIDAL BENCHMARK AT KEARNY POINT, NJ. TIDAL EPOCH 1983–2001. (MHWL ELEVATION = 2.36' PER NAVD88). (SHWL ELEVATION = 2.70' PER NAVD88).

REFERENCES:

1. THE TAX MAP OF THE BOROUGH OF BOGOTA, SHEET #5 & THE VILLAGE OF RIDGEFIELD PARK, SHEET #2, BERGEN COUNTY, NEW JERSEY.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, BERGEN COUNTY, NEW JERSEY (ALL JURISDICTIONS)," PANEL 256 OF 332, MAP NUMBER 3403C0256G, MAP REVISED: SEPTEMBER 30, 2005.
3. MAP ENTITLED "NEW JERSEY DEPARTMENT OF TRANSPORTATION, GENERAL PROPERTY PARCEL MAP, ROUTE 80 (1953), SECTION 5AU 811K, FROM VREELAND AVENUE TO PALISADES AVENUE," SHEET 1A OF 1A, MAP #80–8A.
4. MAP ENTITLED "NEW JERSEY STATE HIGHWAY DEPARTMENT, GENERAL PROPERTY PARCEL MAP, FAI 101–5–(4), HACKENSACK RIVER TO WEST SHORE RAILROAD IN RIDGEFIELD PARK, SHOWING EXISTING RIGHT OF WAY & PARCELS TO BE ACQUIRED IN THE VILLAGE OF RIDGEFIELD PARK, COUNTY OF BERGEN," DATED: JUNE 1956, SHEET 1 OF 1, MAP #101–16.
5. MAP ENTITLED "STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION, AS–BUILT PLANS OF ROUTE 80 SECTION 5AV AND 11L, FROM VREELAND AVENUE TO DEGRAW AVENUE, RESURFACING AND SHOULDER WIDENING, BRIDGE DECK REHABILITATION AND WIDENING, CITY OF HACKENSACK, VILLAGE OF RIDGEFIELD PARK, BOROUGH OF BOGOTA, TOWNSHIP OF TEANECK, COUNTY OF BERGEN," PREPARED BY DESIGN SURVEY NORTH, DATED: SEPTEMBER 1999, SHEETS 1, 14 & 15 OF 248.
6. MAP ENTITLED "STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION, AS–BUILT PLANS OF ROUTE 80 SECTION 5AV AND 11L, FROM VREELAND AVENUE TO PALISADES AVENUE, ROADWAY RESURFACING AND WIDENING, BRIDGE DECK REHABILITATION AND WIDENING, VILLAGE OF RIDGEFIELD PARK, CITY IF HACKENSACK, BERGEN COUNTY," PREPARED BY DESIGN SURVEY NORTH, DATED: AUGUST 1999, SHEETS 1, 11 & 12 OF 212.
7. MAP ENTITLED "30 CROSS STREET, BCUA INFRASTRUCTURE, BOROUGH OF BOGOTA, VILLAGE OF RIDGEFIELD PARK, BERGEN COUNTY, NJ" PREPARED BY NEGLIA ENGINEERING ASSOCIATES, DATED 01–27–2021.
8. PLAN ENTITLED "BERGEN COUNTY SEWER AUTHORITY, DISTRICT SEWER SYSTEM, STAGE 2, BOGOTA INTERCEPTOR, PLAN AND PROFILE" PREPARED BY CLINTON BOGERT ENGINEERS CONSULTANTS, DATED 07–02–1958, LAST REVISED 07–14–1958, CONTRACT 29 DRAWING 36.
9. PLAN ENTITLED "BERGEN COUNTY SEWER AUTHORITY, DISTRICT SEWER SYSTEM, STAGE 2, BOGOTA INTERCEPTOR, PLAN AND PROFILE" PREPARED BY CLINTON BOGERT ENGINEERS CONSULTANTS, DATED 12–15–1952, LAST REVISED 07–14–1958, CONTRACT 28 DRAWING 35.

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE
2	ADD SE CORNER TOPO, UTILITY MARKOUT, & WATER'S EDGE	K.R.	A.L.D.	J.D.S.	02–01–2021
1	REVISE TO SHOW ON–LINE PROPERTY MARKERS	M.S.	J.P.	J.D.B.	7–30–12

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

02-01-2021
DATE

JAMES D. SENS
NEW JERSEY PROFESSIONAL LAND SURVEYOR #24GS04322600
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

BOUNDARY & TOPOGRAPHIC SURVEY
RIVER ROCK EQUITIES, INC.

30 CROSS STREET
LOTS 7, 7.01, 7.02, 7.03, 8, 8.01, & 8.02, BLOCK 113
LOTS 1, 1.01, & 2, BLOCK 152.01
BOROUGH OF BOGOTA & VILLAGE OF RIDGEFIELD PARK
BERGEN COUNTY, STATE OF NEW JERSEY

CONTROL POINT ASSOCIATES, INC.
30 INDEPENDENCE BOULEVARD, SUITE 100
WARREN, NJ 07059
908.668.0099 · 908.668.9595 FAX
WWW.CPASURVEY.COM
CHALFONT, PA 215.712.8800
MT. LAUREL, NJ 609.857.2099
MONTVALE, NJ 201.391.9000
LONG ISLAND, NY 631.580.2645
SOUTHBOROUGH, MA 508.368.3000
ALBANY, NY 518.217.9010
BOSTON, MA 781.785.2783

FIELD DATE	FIELD BOOK NO.	FIELD BOOK PG.	FIELD CREW	DRAWN:	REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
6–9–12	12–05	150–152	M.S./B.A.	J.P.	W.P.H.	J.D.B.	6–15–12	1"=40'	C12120	1 OF 1