

**MAP REFERENCE:**

Being known and designated as Lots 6 & 7 in Block A as illustrated on An Unfiled Map Entitled "Harrison Mountain Lake Development, Section 2, Ringwood Borough, Passaic County, New Jersey" dated July 1944 and prepared by Newell C. Harrison, P.E., L.S.

SUBJECT TO THE RIGHTS OF THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION TO REGULATE THE WATERS OF HARRISON MOUNTAIN LAKE.

WATER'S EDGE AS SURVEYED 06/12/2020  
5.00 FOOT WIDE RESERVED STRIP FROM THE NORMAL WATER LINE OF HARRISON MOUNTAIN LAKE PER REFERENCE MAP.

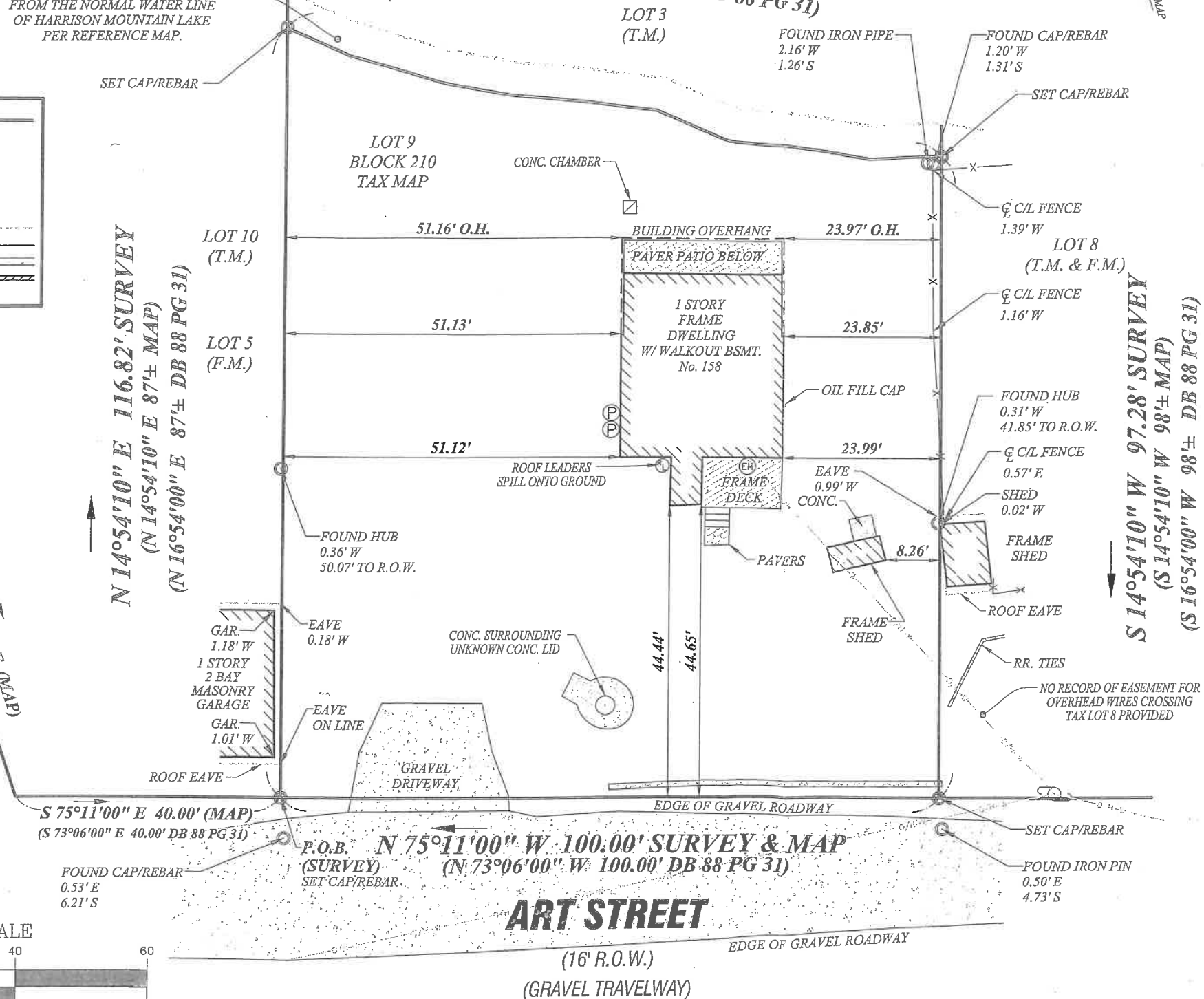
LEGEND	
UTILITY POLE	
ELECTRIC METER	
PROPANE TANK (A/G)	
ROOF LEADER	
WIRES (OVERHEAD)	
CHAIN LINK FENCE	
STONE / CONC. WALL	
R.R. TIES	

HARRISON MOUNTAIN LAKE  
SOUTHEASTERLY 103'± SURVEY  
(SOUTHEASTERLY 102'± MAP)  
(SOUTHEASTERLY 100' DB 88 PG 31)

WEST SHORE LANE  
(16' R.O.W.)

N 14°54'10" E 116.82' SURVEY  
(N 14°54'10" E 87'± MAP)  
(N 16°54'00" E 87'± DB 88 PG 31)

S 14°54'10" W 97.28' SURVEY  
(S 14°54'10" W 98'± MAP)  
(S 16°54'00" W 98'± DB 88 PG 31)



**SURVEYORS NOTES:**

- The utilities shown have been located from evidence observed on the surface only. The surveyor makes no guarantees that the 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. The surveyor has not physically located the underground utilities.
- Location of sub-surface improvements are not part of this survey; Example: oil tanks, sanitary-septic and cess pool systems, wells, gas lines, sewer laterals, water mains, etc.
- Riparian claims, riparian rights and conveyance map were not reviewed or considered part of this survey.
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible or on record at the time of the making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations and any other facts that an accurate and current title search may disclose.
- Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
- Survey is valid only if print has original seal and signature of surveyor.
- Subsurface and environmental conditions were not examined or considered as a part of this survey.
- Subject to any and all easements or restrictions either recorded or unrecorded.
- This survey does not purport to represent or determine Flood Hazard Areas, Riparian Zones, Wetlands Location or Buffer Zones, etc. as established by the Federal Emergency Management Agency and/or the New Jersey Department of Environmental Protection and are not considered part of contractual obligations under this survey. Ultimate user shall secure the services of a certified Ecologist or Engineer.
- Flood plain maps were not reviewed or considered part of this survey.
- The retracement of the boundary depicted herein by the surveyor is based upon the evidence found and recorded and the opinion of the surveyor as to the validity of such evidence, any representation herein is not to publish disparagement of title of the subject property or adjoining land owners. The ultimate users of this survey shall have acknowledged that this survey could be made public and that the surveyor and company have no fiduciary duty or confidentiality obligation to the client or users.
- This survey represents a positional location of recorded deed lines and not to represent or determine ownership to ultimate users of this survey.
- Lot Area = 10,451± sq. ft.
- Subject to restrictions as described in Deed Book K 50 Page 517.

**SURVEY CERTIFIED TO:**

ERIC BOS;  
ALTOR ABSTRACT COMPANY, INC.;  
CHICAGO TITLE INSURANCE COMPANY;  
MASESSA & CLUFF, ESQS.,  
ROBERT C. MASESSA, ESQ.;

\*SURVEYORS NOTE(S) ARE PART OF CERTIFICATIONS\*

REVISION DATE	DESCRIPTION	BY

**MAP OF PROPERTY OF**

TAX LOT 9, BLOCK 210, A.K.A. 158 ART STREET  
BOROUGH OF RINGWOOD,  
PASSAIC COUNTY, NEW JERSEY

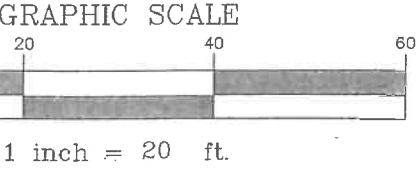


**DMC ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS

211 MAIN STREET, BUTLER, NJ 07405  
TEL: (973) 838-9187 FAX: (973) 838-4389 INFO@DMCSURVEYING.COM

06/15/2020  
ROBERT L. CIGOL, N.J.P.L.S. No. 24GS04026100  
CERTIFICATE OF AUTHORIZATION No. 24GA27919000

DRAWN BY: JAD	SCALE: 1" = 20'	DATE: 06/12/2020	TITLE No. AAC 20288	DMC No.: 2005037
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Docket # 3061