



LEGEND FOR SYMBOLS AND LINES			
●	PROPERTY MARKERS	—	PROPERTY LINE
⊕	BENCH MARK	---	DEED LOT LINES
○	UTILITY POLE	---	RIGHT-OF-WAY
○	UTILITY POLE & RISER	---	TAX PARCEL LINES
⊕	WATER MANHOLE	---	WIRE FENCE
⊕	MANHOLE, DRAINAGE	---	SOLID FENCE
□	CATCH BASIN	---	GUARDRAIL
×	SPOT ELEVATION	---	APPROX. RESERVOIR WALL
☀	CONIFEROUS TREE		
☀	DECIDUOUS TREE		

- REFERENCES:**
- Tax Assessment Map, Borough of Woodcliff Lake, Sheet 12; last revised March 1990.
 - Deed from Pascack Land Company to Hackensack Water Company; recorded in Deed Book 2055, page 7, et seq.; dated February 27, 1937. (Describes the surveyed land and others.)
 - Indenture between Hackensack Water Company and New Jersey Highway Authority; recorded in Deed Book 3930, page 424, et seq.; dated March 12, 1958.
 - Map entitled, "New Jersey Highway Authority, Garden State Parkway, Section 1A, General Property Map"; Sheet 24 of 29; revised through April 26, 1957.
 - Filed Map No. 8631 entitled "Subdivision Plat of Emerald Hills, Lot 3 - Block 1108, Borough of Woodcliff Lake, Bergen County, New Jersey"; filed in the Bergen County Clerk's Office on December 23, 1988.
 - Drawing entitled, "Preliminary/Final Minor Site Plan, Master Site Plan, Sheet Number SP-1, Sheet 2 of 11"; prepared for Sprint Spectrum, Nextel Communications and Verizon Wireless; last revised March 8, 2004. (Shows proposed lease and easement areas.)
 - Memorandum of Lease Agreement between New York SMSA Limited Partnership ("Lessee") and United Water New Jersey Inc. and American Communications Facilities, LLC ("Lessor"); recorded in Deed Book 8178, page 780, et seq.; dated May 26, 1999.
 - Developer's Agreement (Site Plan), Borough of Woodcliff Lake, Bergen County, New Jersey and Borough of Woodcliff Lake Zoning Board with Sprint Spectrum, L.P. and United Water New Jersey Inc.; recorded in V Book 393, page 176, et seq.; dated February 1, 2010.
 - NFIP Flood Insurance Rate Map Number 34003C0089G, revised September 30, 2005.
 - Parcels of subdivision (FM 8631) to the west, but it also extended east beyond the now constructed Garden State Parkway--The Right-of-Way of the Garden State Parkway and Overlook Drive were determined from highway map and taking document (Ref. 3 and 4). The description of proposed access easement and proposed lease area is per Site Plan (Ref 6.). No recorded easement was found, therefore the status of these easements is unknown. Property lines for adjoining parcels are scaled from tax maps and are presented for informational purposes only.
 - New Jersey 2015 High Resolution Orthophotography, NAD83(2011) NJ State Plane Feet, MRSID Tiles; published by the NJ Office of Information Technology (NJIT), Office of Geographic Information Systems (OGIS) on February 24, 2016.

FLOOD HAZARDS:
The surveyed lot is situated in "areas determined to be outside the 0.2% annual chance floodplain" as designated by FEMA. More detailed flood information may be available if a Flood Insurance Study covers this area.

SURVEY NOTES:
This survey was prepared to support engineering design and applications related to improvements near the east property line. Per contractual agreement and as provided by N.J.A.C.13:40-5(g), features located by this survey are limited to the project area and may not include all fences, walkways, other traveled ways, utility lines or easements.

This survey was conducted without the benefit of a title report and is subject to the paramount rights of the public to road Rights-of-Way, easements, covenants, restrictions, reservations, agreements and other matters of record which a thorough title search may disclose.

The Western Reservoir lot is the remainder of a 30.506 acre parcel (approx. 3320' x 400') conveyed to the Hackensack Water Company by deed recorded in Deed Book 2055, page 7 (Ref. 2). The majority of the tract encompasses the Emerald Hills subdivision (FM 8631) to the west, but it also extended east beyond the now constructed Garden State Parkway--The Right-of-Way of the Garden State Parkway and Overlook Drive were determined from highway map and taking document (Ref. 3 and 4). The description of proposed access easement and proposed lease area is per Site Plan (Ref 6.). No recorded easement was found, therefore the status of these easements is unknown. Property lines for adjoining parcels are scaled from tax maps and are presented for informational purposes only.

The approximate location of buried reservoir wall is shown for informational purposes only. It was not exposed to be located accurately. Offset dimensions are for the center of fence posts and finished exterior wall of the building and are perpendicular to property lines. They are not intended to be used for construction of fences or any other improvements. The undersigned is not qualified to make any determination of the existence or non-existence of wetlands and/or contamination, therefore, no statement is being made or implied, nor should it be construed that any statement is being made by the fact that no evidence of wetlands or contamination is shown. This survey does not show zoning or any other land use restrictions.

Elevations of architectural features were made using reflectorless survey instrumentation of features visible from the ground and are provided for informational purposes only. Utility locations shown hereon are based on above-ground observations only. The type and location of utilities are not guaranteed to be accurate or all-inclusive. The user of this survey is responsible for making his own determinations as to the type, location and suitability of utilities as may be necessary. Existing site conditions should be verified prior to any excavation.

Dense vegetation exists on portions of the parcel. As such, some ground features may have been missed. This survey was made per the record description and evidence of position using GPS and conventional survey methods. The conventional survey instrument was calibrated per N.J.S.A. 51:1-6 on February 13, 2018 and recorded with Office of Weights and Measures, State of New Jersey. Waiver of setting corner markers has been obtained from the ultimate user pursuant to the Board of Professional Engineers and Land Surveyors regulation, N.J.A.C. 13:40-5.1(D).

Horizontal datum is New Jersey State Plane Coordinate System of 1983 (NAD 83) and elevations are North American Vertical Datum 1988 feet (NAVD88) computed using GEOID09 as determined by Global Positioning Systems data collected on August 9, 2010, transformed to NAD 83(CORS96) epoch 2002.0000 by NOAA with OPUS-RS software (rsps 1.35 RS11.pr1 1.60). Grid to ground conversion factor is 0.9999781. Dimensions for property lines and building offset distances are in a ground system, and vary slightly from the elements in the electronic AutoCAD file.

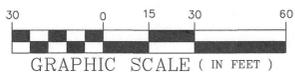
CERTIFICATION:
The word certify, as used herein, is understood to be an expression of professional opinion by the surveyor, which is based on his best knowledge, information and belief. As such, it is neither a guarantee nor a warranty, expressed or implied.

I hereby certify that this survey was prepared under my direct supervision and that, to the best of my knowledge, this map is a true and correct representation of actual conditions as of March 1, 2018. This certification is made only to the parties listed below and is not transferable to other parties. This certification is only valid for this map and copies thereof if said maps bear the impressed seal of the surveyor whose signature appears hereon. The original signed and sealed document is the document of record. Digital reproductions are supplied for informational purposes only.

CERTIFIED TO:
- Suez Water New Jersey Inc.
- Buck, Seifert & Jost, Inc.

Richard Gardell
Professional Land Surveyor
N.J. Lic. 36729, N.Y. Lic. 050611

<p>Gardell Land Surveying, LLC 57 Keller Avenue, Rockaway, NJ 07866 Phone: 973-298-1424 N.J. Certificate of Authorization #24G428128000 N.Y. Certificate of Authorization #0012986</p>	<p>Boundary Survey Prepared for Buck, Seifert & Jost, Inc. of lands known as 200 Overlook Road, Woodcliff Lake, NJ 07677 Tax Block 1201, Lot 6 Borough of Woodcliff Lake, Bergen County, NJ</p>	<p>No. GS36729 1/17/18 Richard M. Gardell Professional Land Surveyor N.J. Lic. 36729, N.Y. Lic. 050611</p>



NO.	DATE	DESCRIPTION	BY
1	7/17/2018	ADD'L TOPOGRAPHY; OUTLINE OF BURIED RESERVOIR	RMG

DRAWN BY:	CHECKED BY:	SCALE:	DATE:
S.M.G.	R.M.G.	22'x24' PLOT 1" = 30', C.I. = 1'	March 5, 2018