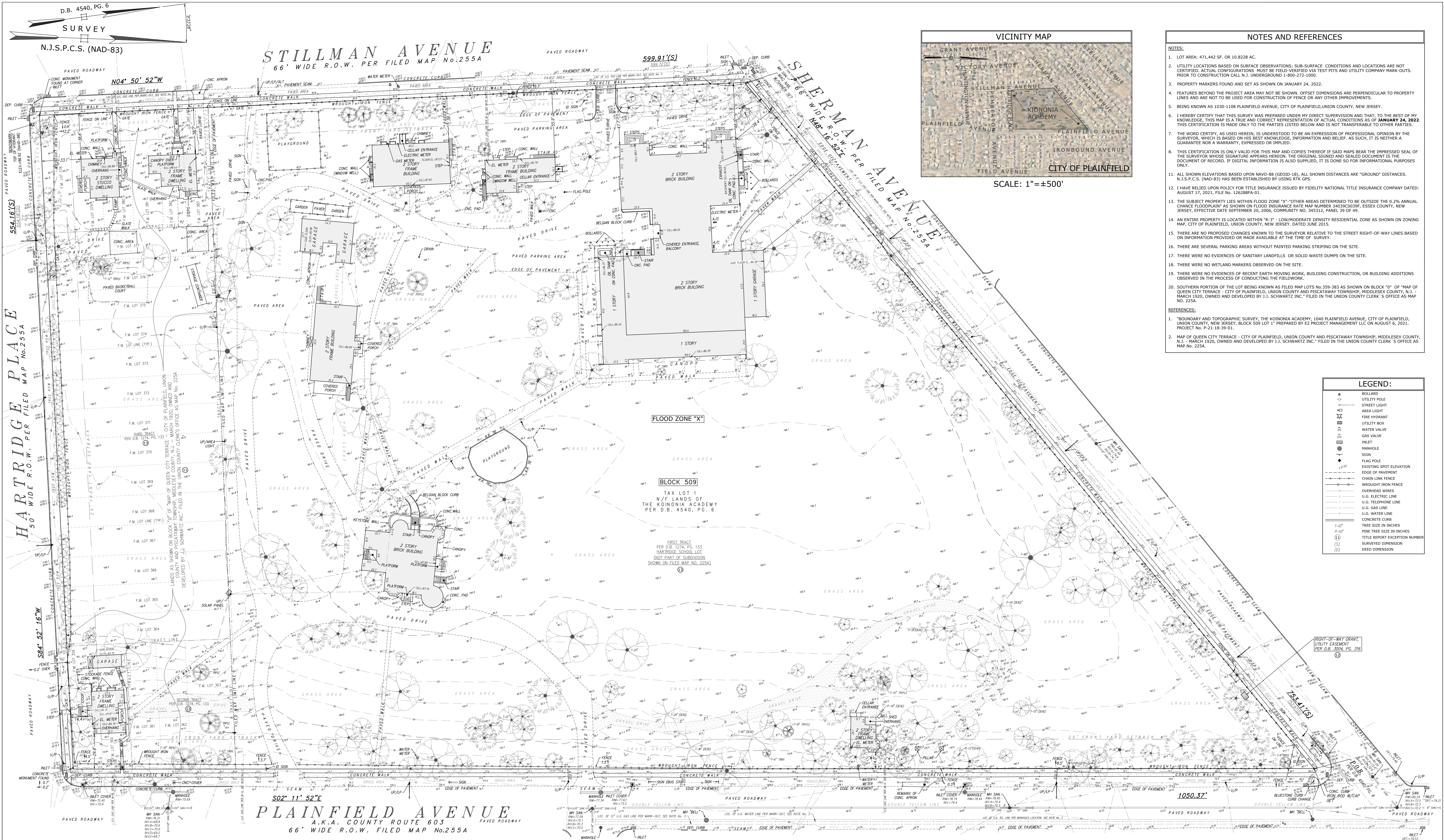




LEGAL DESCRIPTION

BEGINNING IN IRON ROD WITH CAP SET AT A POINT OF INTERSECTION OF THE WESTERLY SIDELINE OF PLAINFIELD AVENUE, 66-FOOT WIDE RIGHT-OF-WAY, AS SHOWN ON BLOCK "O" OF MAP ENTITLED "MAP OF QUEEN CITY TERRACE - CITY OF PLAINFIELD, UNION COUNTY AND PISCATAWAY TOWNSHIP, MIDDLESEX COUNTY, N.J. - MARCH 1920, OWNED AND DEVELOPED BY J.J. SCHWARTZ INC." FILED IN THE UNION COUNTY CLERK'S OFFICE AS MAP NO. 225A, SAID POINT BEING DISTANT 0.7 FOOT NORTHERLY AND 0.2 FOOT EASTERLY FROM A STONE MONUMENT FOUND; THENCE:

- ALONG THE WESTERLY SIDELINE OF PLAINFIELD AVENUE, SOUTH 02 DEGREES 11 MINUTES 52 SECONDS EAST, 1050.37 FEET TO THE POINT OF INTERSECTION OF THE SAME WITH THE NORTHERLY SIDELINE OF HARTRIDGE PLACE, 50-FOOT WIDE RIGHT-OF-WAY AS SHOWN ON ABOVE MENTIONED FILED MAP NO. 255A, SAID POINT BEING DISTANT 0.7 FOOT NORTHERLY AND 0.2 FOOT EASTERLY FROM A STONE MONUMENT FOUND; THENCE:
- ALONG THE NORTHERLY SIDELINE HARTRIDGE PLACE, SOUTH 84 DEGREES 52 MINUTES 16 SECONDS WEST 554.16 FEET TO A CONCRETE MONUMENT FOUND AT THE POINT OF INTERSECTION OF THE SAME WITH THE EASTERLY SIDELINE OF STILLMAN AVENUE, 66-FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE ABOVE MENTIONED FILED MAP NO. 255A THENCE:
- ALONG THE EASTERLY SIDELINE OF STILLMAN AVENUE, NORTH 04 DEGREES 50 MINUTES 52 SECONDS WEST, 599.91 FEET TO THE MAG. NAIL WITH SHINER SET AT THE POINT OF THE INTERSECTION OF THE SAME WITH THE SOUTHERLY SIDELINE OF SHERMAN AVENUE; THENCE:
- ALONG THE SOUTHERLY SIDELINE OF SHERMAN AVENUE, NORTH 48 DEGREES 16 MINUTES 52 SECONDS EAST, 753.41 FEET TO THE POINT AND PLACE OF BEGINNING.

SURVEYOR'S CERTIFICATE

TO: _____

FIDELITY NATIONAL TITLE INSURANCE COMPANY; TO- PARTNERS; NEE PLATA LAW LLC.

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND THEREOF: ITEMS 1, 2, 3, 4, 6(A)(1), 6(A), 8, 9, 11(A)(1), 12(A)(1), 13, 15, 17, 18, 19 OF TABLE A. THE SURVEY FIELD WORK WAS COMPLETED ON AUGUST 5, 2021.

Svyatoslav Hrytsay
(SIGNATURE)
SVYATOSLAV HRYTSAY, L.S., N.J.
NJPLS LIC NO. 24GS0434260

3/1/2022
(DATE OF PLAT OR MAP)

TITLE REPORT EXCEPTIONS (SEE NOTE NO. 12)

(1) SUBJECT TO ALL ITEMS INCLUDING EASEMENTS, SETBACKS, RIGHTS, RESTRICTIONS, EASEMENTS, PERMITS, WATER MAINS AND UTILITY LINES AS SHOWN ON THAT CERTAIN MAP ENTITLED: "MAP OF QUEEN CITY TERRACE - CITY OF PLAINFIELD, UNION COUNTY AND PISCATAWAY TOWNSHIP, MIDDLESEX COUNTY, N.J. - MARCH 1920 - OWNED AND DEVELOPED BY J.J. SCHWARTZ INC." FILED/RECORDED IN THE UNION COUNTY CLERK'S OFFICE AS MAP NO. 225A, NOT PLATTED/NOT SHOWN/DOES NOT AFFECT. (NONE OF THE ABOVEMENTED ITEMS ARE SHOWN ON THE FILED MAP NO. 225A).

(2) SUBJECT TO THAT CERTAIN RIGHT-OF-WAY GRANT RECORDED IN DEED BOOK 3004 AT PAGE 316, PLATTED/SHOWN/DOES AFFECT. (EASEMENT FOR THE CROSS CONNECTING CABLE AND TELEPHONE CONDUITS, NO CABLE LOCATED AT THE EASEMENT LOCATION).

(3) SUBJECT TO THE CONDITIONS, RIGHTS, RESTRICTIONS, COVENANTS, GRANTS, EASEMENTS, AGREEMENTS AND OTHER SIMILAR PROVISIONS AS SET FORTH IN DEED BOOK 1274 AT PAGE 133, BLANKET/SHOWN/DOES AFFECT. (SECOND TRACT RESTRICTIONS DATED ON JANUARY 1, 1940).

N.J. ENGINEERING CERTIFICATE OF AUTHORIZATION No. 24GA28118200

E 2 PROJECT MANAGEMENT LLC

87 HIBERNIA AVENUE
ROCKAWAY, N.J. 07866
PHONE: (973) 299-5200
FAX: (973) 299-5059
www.E2PM.com

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREOF. THIS DRAWING AND THE DESIGN FEATURES OR CONSTRUCTION DISCLOSED ARE PROPRIETARY TO E2 PROJECT MANAGEMENT LLC AND SHALL NOT BE REPRODUCED, ALTERED OR COPIED WITHOUT WRITTEN PERMISSION. SHALL NOT BE USED IN ANY MANNER DETRIMENTAL TO ITS INTEREST AND SHALL BE RETURNED UPON REQUEST.

I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION

SVYATOSLAV HRYTSAY, L.S., N.J.
NJPLS LIC No. 24GS04342600

ALTA/NSPS LAND TITLE SURVEY

THE KOINONIA ACADEMY

1030-1108 PLAINFIELD AVENUE,
CITY OF PLAINFIELD
UNION COUNTY, NEW JERSEY
BLOCK 509 LOT 1

SCHEDULE OF REVISIONS

REV	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHECKED BY
1	01/25/22			
2				
3				
4				
5				

DRAWING NO. **S-1**

SCALE: 1"=30' SHEET NO: 1 OF 1

PROJECT #: P-21-18-39-01.1 PRINT DATE: 01/25/22

FILE: ALTA-NSPS-KOINONIA ACADEMY.DWG