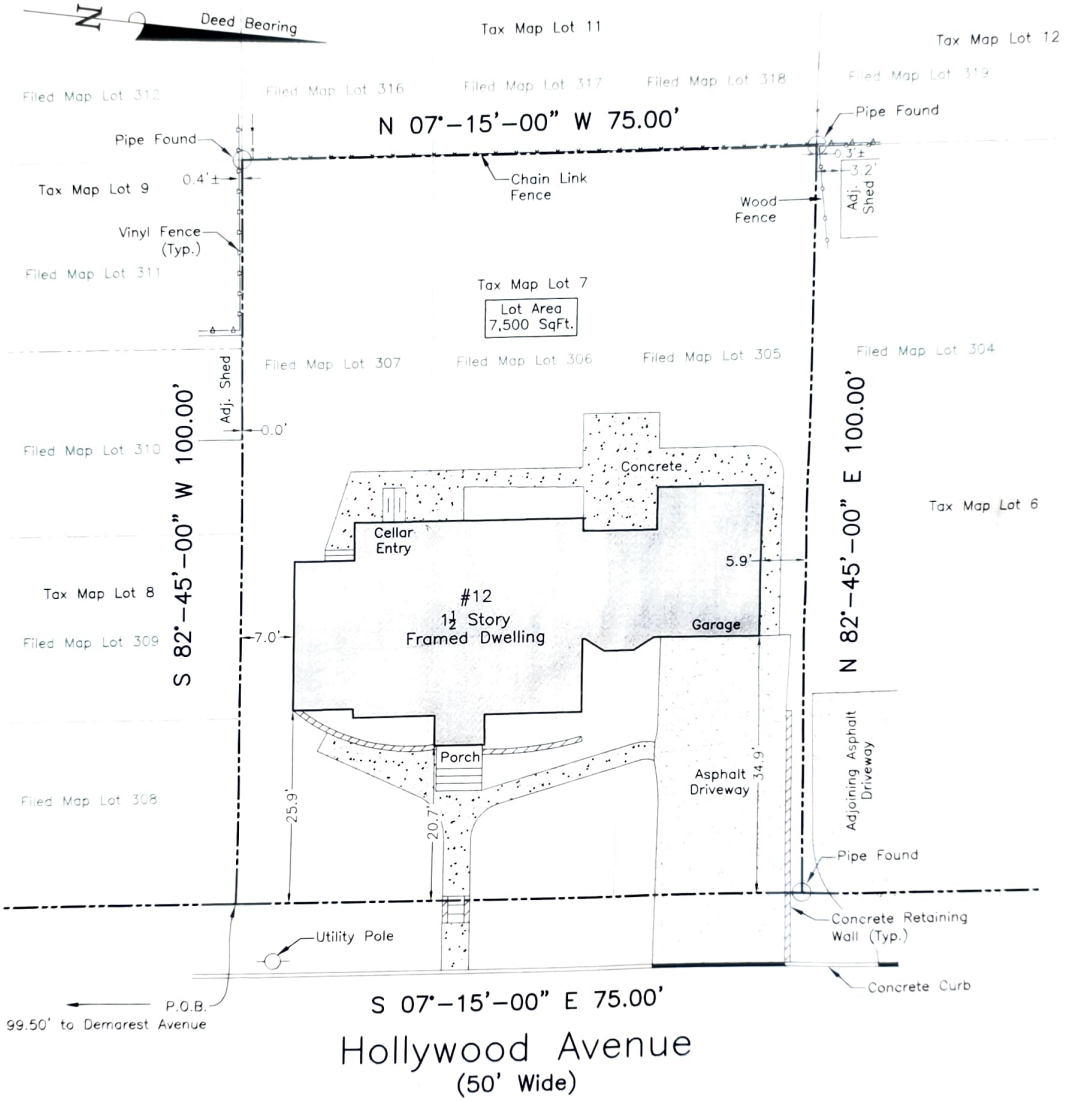
References:
1. KNOWN AND DESIGNATED as Lots 305, 306, and 307 Block 8 as shown on a certain map entitled, "Map No. 1 of Lots at Etna, Property of the New York and New Jersey Investment Co., Bergen County, New Jersey" filed in the Bergen County Clerk's Office on July 3, 1891 as Map No. 518.
2. Deed Book V5717 Page 1207

Notes:
1. This survey is for title purpose only.
2. Only surface conditions are shown on this map. The surveyor takes no responsibility for buried pipes, wires, wells, and other utilities.
3. Property subject to easements and restrictions of record and findings of a current title report.
4. Any setback lines shown are per Filed Map or Deed and are subject to change by municipality or other governmental authority.
5. Property corners have not been set pursuant to N.J.A.C. 13:40-5.2.
6. Subject to easements, restrictions, terms and conditions as described in Deed Book 4458 Page 200 and as shown on Filed Map No. 518.



This Survey is certified to:
James Perks and Taylor Rizza
Elite Title Group, LLC (ETG-36137)
Westcor Land Title Insurance Company
Nicholas G. Sekas, Esq.
CrossCountry Mortgage, LLC ISAOA/ATIMA

20 10 0 20
1 inch = 20 feet

Schmidt Surveying
49 Sullivan Street
Westwood, New Jersey 07675
Phone: (201) 403-5801
www.schmidtsurveying.com
Certificate of Authorization No. 24GA28182800

Andrew A. Schmidt
NJ Professional Land Surveyor
No. 24GS04330100

Boundary Survey
Tax Lot 7 - Block 511
12 Hollywood Avenue
Borough of Emerson
Bergen County, New Jersey

Drawn:	Checked:	Date:	Scale:
TT	AS	12-04-25	1" = 20'