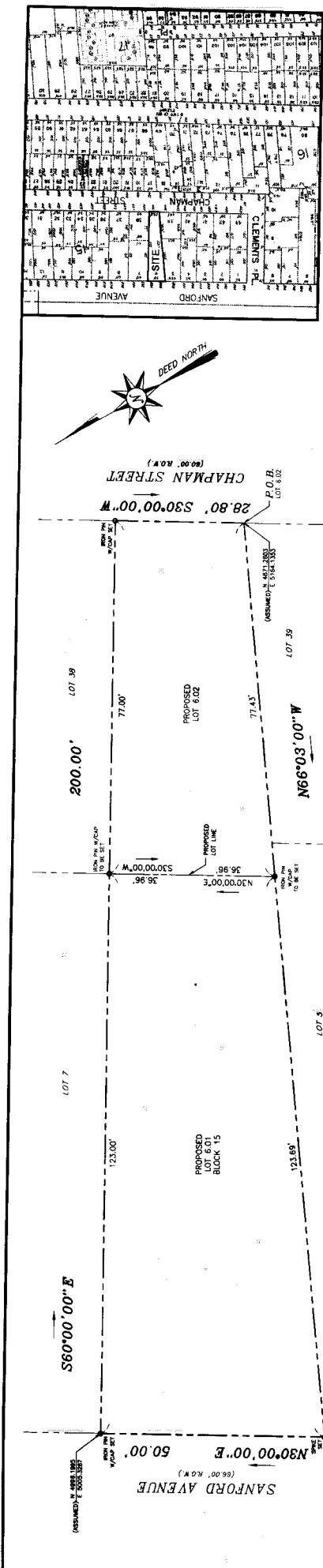




KEY MAP
SCALE: 1" = 10'

AREA SCHEDULE
EXISTING LOT 6 IN BLOCK 15 (PROPERTY BEING SUBDIVIDED)
7,879.74 SQUARE FEET OR 0.180894 ACRE

PROPOSED LOTS	AREA (SF)	AREA (ACRES)
6.01	5,347.94	0.122772
6.02	2,531.80	0.058122
TOTAL	7,879.74	0.180894

LICENSED LAND SURVEYOR
HERBERT G. McDONALD, P.L.S., P.P.
1000 ROUTE 100, SUITE 100
IRVINGTON, N.J. 07031
(973) 261-1111
FAX: (973) 261-1112
E-MAIL: HERBERT@HGMCDONALD.COM

PLANNING BOARD
WE HEREBY CERTIFY THAT THIS MAP HAS BEEN APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF IRVINGTON ON _____, 20____.

OWNER/APPLICANT
BARBARA LUCAS
884-886 SANFORD AVENUE
IRVINGTON, N.J. 07031

DATE _____
SECRETARY, PLANNING BOARD

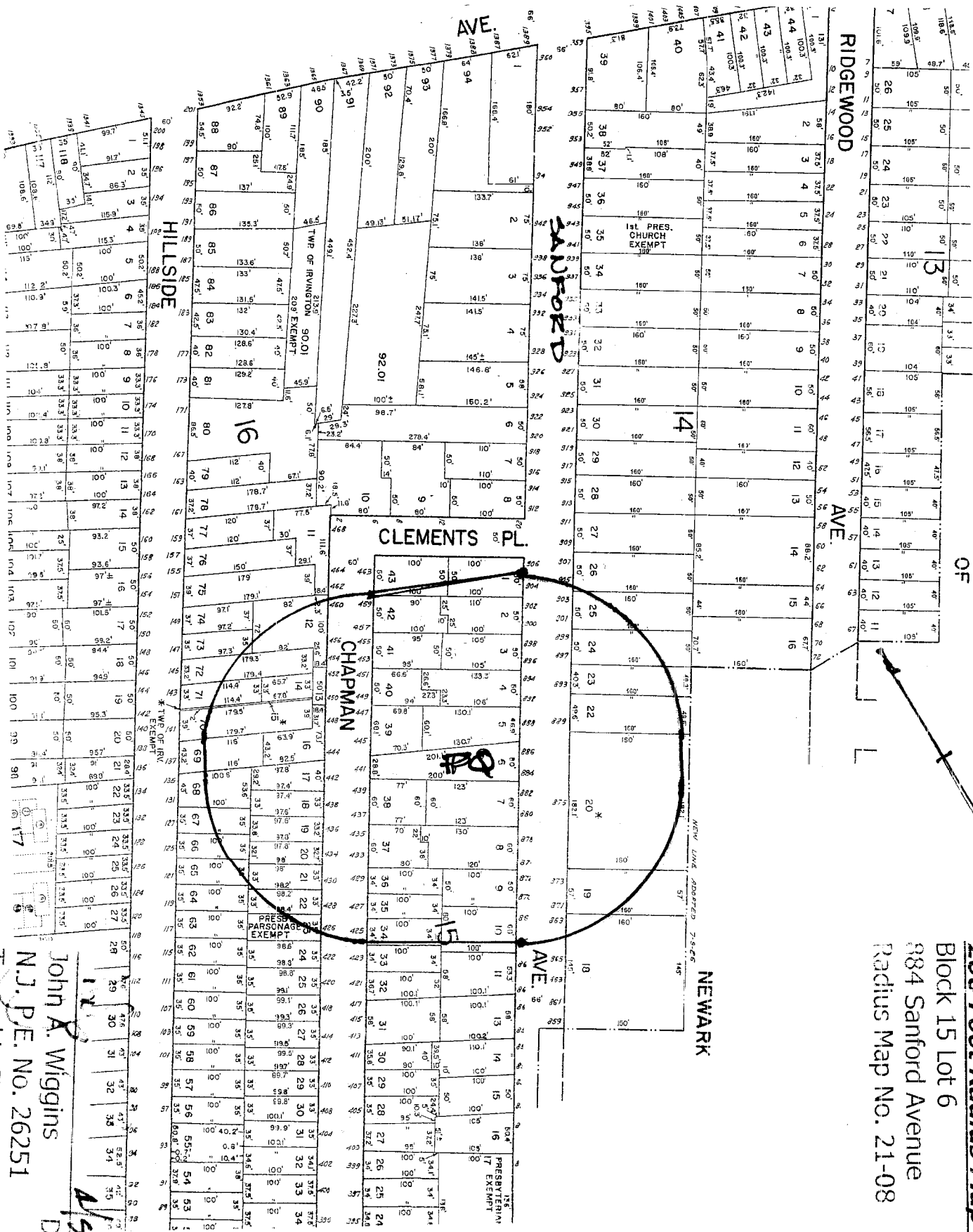
TITLE OF THE PROPERTY COVERED BY THIS SUBDIVISION MAP
884-886 SANFORD AVENUE
LOT 6 IN BLOCK 15

HERBERT G. McDONALD ASSOCIATES, INC.
"ALLEGED PROFESSIONAL LAND SURVEYING AND PLANNING GROUP"
1000 ROUTE 100, SUITE 100
IRVINGTON, N.J. 07031
TEL: (973) 261-1111 FAX: (973) 261-1112
E-MAIL: HERBERT@HGMCDONALD.COM

FINAL MINOR SUBDIVISION MAP
884-886 SANFORD AVENUE
LOT 6 IN BLOCK 15
TOWNSHIP OF IRVINGTON, ESSEX COUNTY, NEW JERSEY

HERBERT G. McDONALD, P.L.S., P.P.
PROFESSIONAL LAND SURVEYOR, N.J. LIC. NO. 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 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200 Foot Radius Map for:
 Block 15 Lot 6
 884 Sanford Avenue
 Radius Map No. 21-08



John A. Wiggins
 N.J. P.E. No. 26251
 Township Engineer
 Date 4/5/21

Herbert G. McDonald Associates, Inc.
-----Professional Land Surveyors & Planners-----

205 Route 9 North
Freehold, New Jersey 07728

Tel: (732) 303-8255
Fax: (732) 303-8104

METES AND BOUNDS DESCRIPTION

LOT 6 IN BLOCK 15

ALL that certain Lot, Tract or Parcel of Land situate, lying and being in the Township of Irvington, Essex County, State of New Jersey, bounded and described as follows:

BEGINNING at a spike set on the Easterly sideline of Sanford Avenue, said spike set being 246.90 feet Northeasterly from the corner formed by the intersection of the same with Northerly sideline of Clements Place; thence from said BEGINNING POINT.

- 1] North 30 degrees 00 minute 00 second East, a distance of 50.00 feet along the Easterly sideline of Sanford Avenue to an iron pin with cap set; thence
- 2] South 60 degrees 00 minute 00 second East, a distance of 200.00 feet to an iron pin with cap set on the Westerly sideline of Chapman Street; thence
- 3] South 30 degrees 00 minute 00 second West, a distance of 28.80 feet along the same to a point; thence
- 4] North 66 degrees 03 minutes 00 second West, a distance of 201.12 feet to the point and place of BEGINNING.

BEING known and designated as Lot 6 in Block 15 as shown on the Official Tax Map of the Township of Irvington, Essex County, New Jersey, containing an area of 7,879.74 square feet or 0.180894 acre.

COMMONMLY known as No. 884-886 Sanford Avenue, Irvington, New Jersey.

THE foregoing description is in accordance with a property survey prepared by HERBERT G. McDONALD ASSOCIATES, INC., dated December 18, 2020.

HERBERT G. McDONALD PLS. PP.
NJ. License No. 34030

Herbert G. McDonald Associates, Inc.
-----Professional Land Surveyors & Planners-----

205 Route 9 North
Freehold, New Jersey 07728

Tel: (732) 303-8255
Fax: (732) 303-8104

METES AND BOUNDS DESCRIPTION

PROPOSED LOT 6.01 IN BLOCK 15

ALL that certain Lot, Tract or Parcel of Land situate, lying and being in the Township of Irvington, Essex County, State of New Jersey, bounded and described as follows:

BEGINNING at a spike set on the Easterly sideline of Sanford Avenue, said spike set being 246.90 feet Northeasterly from the corner formed by the intersection of the same with Northerly sideline of Clements Place; thence from said BEGINNING POINT.

- 1] North 30 degrees 00 minute 00 second East, a distance of 50.00 feet along the Easterly sideline of Sanford Avenue to an iron pin with cap set; thence
- 2] South 60 degrees 00 minute 00 second East, a distance of 123.00 feet to an iron pin with cap to be set; thence
- 3] South 30 degrees 00 minute 00 second West, a distance of 36.96 feet to an iron pin with cap to be set; thence
- 4] North 66 degrees 03 minutes 00 second West, a distance of 123.69 feet to the point and place of BEGINNING, containing an area of 5,347.94 square feet or 0.122772 acre.

BEING known and designated as Lot 6.01 in Block 15 as shown on a certain map entitled, "Final Minor Subdivision Map, Lot 6 in Block 15, 884-886 Sanford Avenue, situated in Township of Irvington, Essex County, New Jersey dated December 18, 2020", prepared by HERBERT G. McDONALD ASSOCIATES, INC., Professional Land Surveyors and Planners.

HERBERT G. McDONALD PLS. PP.
NJ. License No. 34030

Herbert G. McDonald Associates, Inc.
-----Professional Land Surveyors & Planners-----

205 Route 9 North
Freehold, New Jersey 07728

Tel: (732) 303-8255
Fax: (732) 303-8104

METES AND BOUNDS DESCRIPTION

PROPOSED LOT 6.02 IN BLOCK 15

ALL that certain Lot, Tract or Parcel of Land situate, lying and being in the Township of Irvington, Essex County, State of New Jersey, bounded and described as follows:

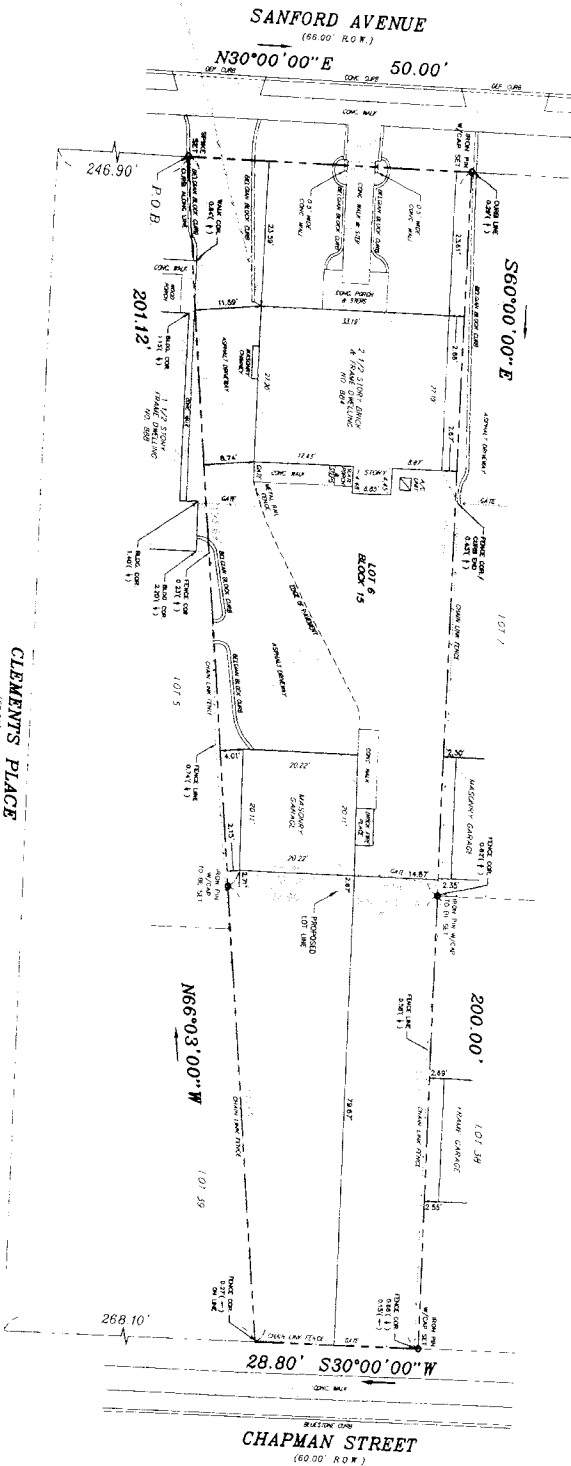
BEGINNING at a point on the Westerly sideline of Chapman Street, said point being 268.10 feet Northeasterly from the corner formed by the intersection of the same with Northerly sideline of Clements Place; thence from said BEGINNING POINT.

- 1] North 66 degrees 03 minutes 00 second West, a distance of 77.43 feet to an iron pin with cap to be set; thence
- 2] North 30 degrees 00 minute 00 second East, a distance of 36.96 feet to an iron pin with cap to be set; thence
- 3] South 60 degrees 00 minute 00 second East, a distance of 77.00 feet to an iron pin with cap set on the Westerly sideline of Chapman Street; thence
- 4] South 30 degrees 00 minute 00 second West, a distance of 28.80 feet along the same to the point and place of BEGINNING, containing an area of 2,531.80 square feet or 0.058122 acre.

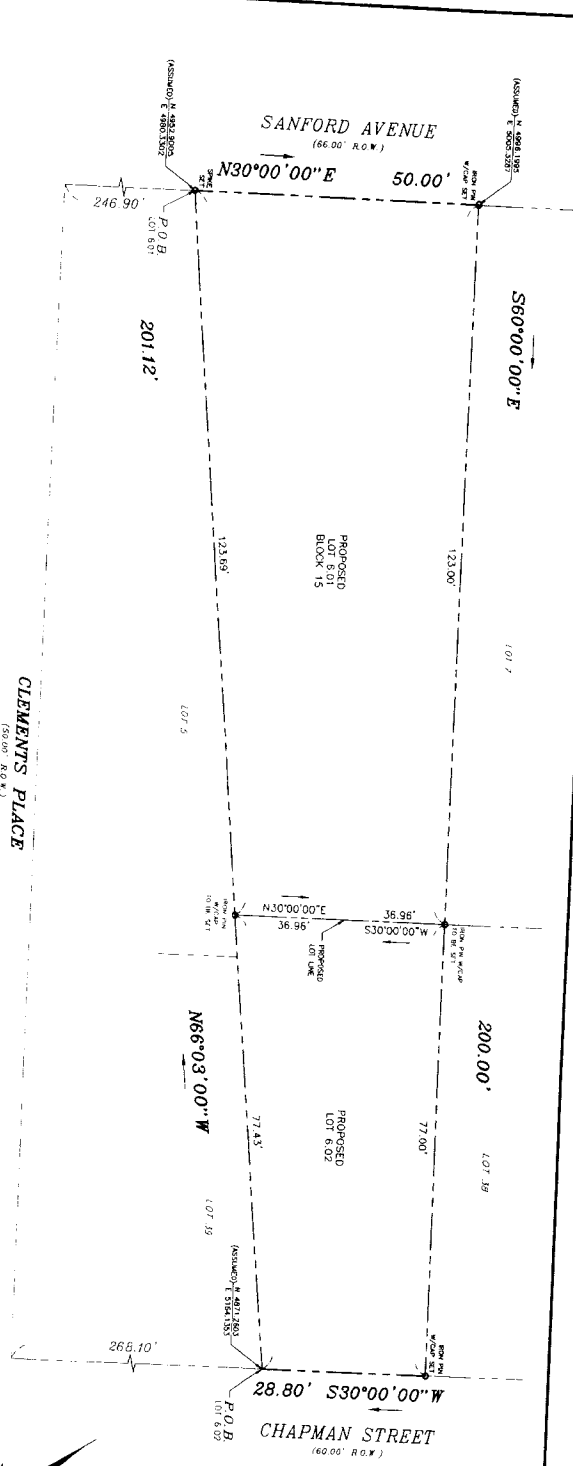
BEING known and designated as Lot 6.02 in Block 15 as shown on a certain map entitled, "Final Minor Subdivision Map, Lot 6 in Block 15, 884-886 Sanford Avenue, situated in Township of Irvington, Essex County, New Jersey dated December 18, 2020", prepared by HERBERT G. McDONALD ASSOCIATES, INC., Professional Land Surveyors and Planners.

HERBERT G. McDONALD PLS. PP.
NJ. License No. 34030

CLEMENTS PLACE (50.00' R.O.W.) **BEFORE SUBDIVISION**



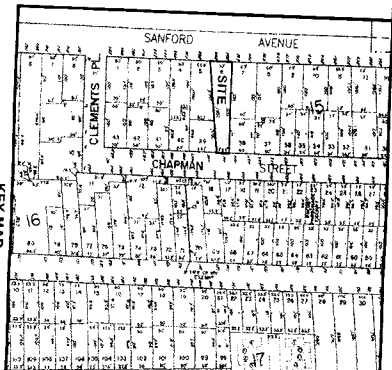
CLEMENTS PLACE (50.00' R.O.W.) **AFTER SUBDIVISION**



AREA SCHEDULE

EXISTING LOT 6 IN BLOCK 15 (PROPOSED BEING SUBDIVIDED)
7,879.74 SQUARE FEET OR 0.18394 ACRES

PROPOSED LOTS	AREA (S.F.)	ACRES
6.01	5,347.94	0.122772
6.02	2,531.80	0.058172
TOTAL	7,879.74	0.18094



HERBERT G. McDONALD, P.L.S., P.E.
PROFESSIONAL LAND SURVEYOR, N.Y. Lic. No. 30005 PROFESSIONAL ADDRESS: 141 W. 14th St. New York, N.Y. 10011

FINAL MINOR SUBDIVISION MAP
884-886 SANFORD AVENUE
LOT 6 IN BLOCK 15

HERBERT G. McDONALD ASSOCIATES, INC.
ATTORNEYS AT LAW
111 W. 14th St. New York, N.Y. 10011
TELEPHONE: (212) 222-2222 FAX: (212) 222-2222
E-MAIL: HERBERT@HGMAD.COM

PLANNING BOARD
THE PLANNING BOARD OF THE TOWNSHIP OF RAMAPO, NEW JERSEY, HAS APPROVED THIS MAP AND THE SUBDIVISION THEREIN, AND HAS GRANTED THE NECESSARY PERMITS FOR THE CONSTRUCTION OF THE SUBDIVISION.

DATE _____ **SUBDIVISION PLANNING BOARD**

OWNER/APPLICANT
BROOKLYN LUCKS
884-886 SANFORD AVENUE
RAMAPO, NJ 07071

SCALE 1" = 10'

DATE _____ **BY** _____