

DESCRIPTIONS

PROPOSED LOT 3.01

BEGINNING at a point on the southwesterly sideline of Pomona Avenue, said point being distant 140.00 feet northwesterly from the corner formed by the intersection of the said southwesterly sideline of Pomona Avenue and the northwesterly sideline of Clinton Place; thence running

- 1) Southwesterly and right angles to Pomona Avenue, South 44 degrees 20 minutes 00 seconds West, 103.00 feet to a point; thence
- 2) Northwesterly and parallel with Pomona Avenue, North 45 degrees 40 minutes 00 seconds West, 20.00 feet to a point; thence
- 3) Northwesterly and right angles to Pomona Avenue, North 44 degrees 20 minutes 00 seconds East, 103.00 feet to a point on the aforementioned southwesterly sideline of Pomona Avenue; thence
- 4) Southwesterly along said sideline, South 45 degrees 40 minutes 00 seconds East, 20.00 feet to the POINT AND PLACE OF BEGINNING.

The above described parcel contains 2,060 square feet or 0.047 acres of land.

PROPOSED LOT 3.02

BEGINNING at a point on the southwesterly sideline of Pomona Avenue, said point being distant 180.00 feet northwesterly from the corner formed by the intersection of the said southwesterly sideline of Pomona Avenue and the northwesterly sideline of Clinton Place; thence running

- 1) Southwesterly and right angles to Pomona Avenue, South 44 degrees 20 minutes 00 seconds West, 103.00 feet to a point; thence
- 2) Northwesterly and parallel with Pomona Avenue, North 45 degrees 40 minutes 00 seconds West, 20.00 feet to a point; thence
- 3) Northwesterly and right angles to Pomona Avenue, North 44 degrees 20 minutes 00 seconds East, 103.00 feet to a point on the aforementioned southwesterly sideline of Pomona Avenue; thence
- 4) Southwesterly along said sideline, South 45 degrees 40 minutes 00 seconds East, 20.00 feet to the POINT AND PLACE OF BEGINNING.

The above described parcel contains 2,060 square feet or 0.047 acres of land.

PROPOSED LOT 3.03

BEGINNING at a point on the southwesterly sideline of Pomona Avenue, said point being distant 220.00 feet northwesterly from the corner formed by the intersection of the said southwesterly sideline of Pomona Avenue and the northwesterly sideline of Clinton Place; thence running

- 1) Southwesterly and right angles to Pomona Avenue, South 44 degrees 20 minutes 00 seconds West, 103.00 feet to a point; thence
- 2) Northwesterly and parallel with Pomona Avenue, North 45 degrees 40 minutes 00 seconds West, 20.00 feet to a point; thence
- 3) Northwesterly and right angles to Pomona Avenue, North 44 degrees 20 minutes 00 seconds East, 103.00 feet to a point on the aforementioned southwesterly sideline of Pomona Avenue; thence
- 4) Southwesterly along said sideline, South 45 degrees 40 minutes 00 seconds East, 20.00 feet to the POINT AND PLACE OF BEGINNING.

The above described parcel contains 2,060 square feet or 0.047 acres of land.

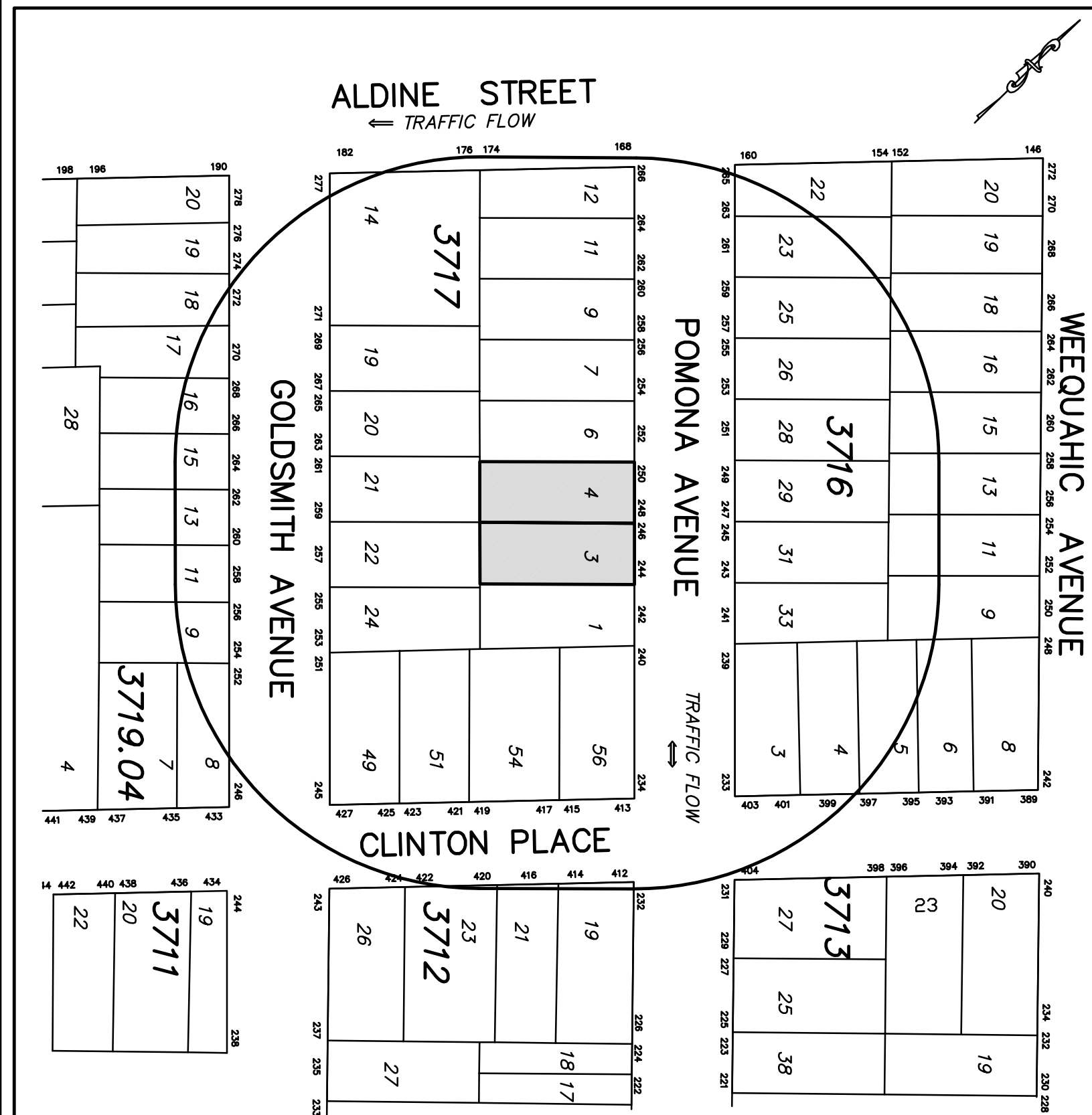
PROPOSED LOT 3.04

BEGINNING at a point on the southwesterly sideline of Pomona Avenue, said point being distant 260.00 feet northwesterly from the corner formed by the intersection of the said southwesterly sideline of Pomona Avenue and the northwesterly sideline of Clinton Place; thence running

- 1) Southwesterly and right angles to Pomona Avenue, South 44 degrees 20 minutes 00 seconds West, 103.00 feet to a point; thence
- 2) Northwesterly and parallel with Pomona Avenue, North 45 degrees 40 minutes 00 seconds West, 20.00 feet to a point; thence
- 3) Northwesterly and right angles to Pomona Avenue, North 44 degrees 20 minutes 00 seconds East, 103.00 feet to a point on the aforementioned southwesterly sideline of Pomona Avenue; thence
- 4) Southwesterly along said sideline, South 45 degrees 40 minutes 00 seconds East, 20.00 feet to the POINT AND PLACE OF BEGINNING.

The above described parcel contains 2,060 square feet or 0.047 acres of land.

WEEQUAHIC AVENUE



SITE PHOTO



MAP OF
244-250 POMONA AVENUE
NEWARK, NJ

No.	DATE	DESCRIPTION	BY

MAJOR SUBDIVISION

244-250 POMONA AVENUE
EXISTING LOTS 3 & 4 IN BLOCK 3717
PROPOSED LOTS 3.01-3.04 IN BLOCK 3717 ON TAX MAPS OF CITY OF NEWARK ESSEX COUNTY NEW JERSEY

PREPARED FOR

PRONESTI SURVEYING, INC.
870 BOWTOWN AVENUE, SUITE B1
CEDAR GROVE, NJ 07009
TEL. (973) 857-3319 • FAX (973) 857-3608
WWW.PRONESTI.COM

MICHAEL PRONESTI, P.L.S.
PROFESSIONAL LAND SURVEYOR
NJ LIC. NO. 37605

Secretary, Essex County Planning Board

Date

This map was approved by the Essex County Planning Board on _____

I hereby certify that to the best of my knowledge and belief this map and land survey dated 1-10-2018 meets the minimum survey detail requirements, with outbound corners marked as shown, as promulgated by the State Board of Professional Engineers and Land Surveyors and has been made under my supervision, and complies with the provisions of "the map filing law" and the the outbound corner markers as shown have been found or set.

Michael Pronesti, P.L.S.

NJ LIC. NO. 37605

The outbound shown hereon is in accordance with a survey prepared by Pronesti Surveying, Inc., dated January 10, 2018.

City Clerk

Date

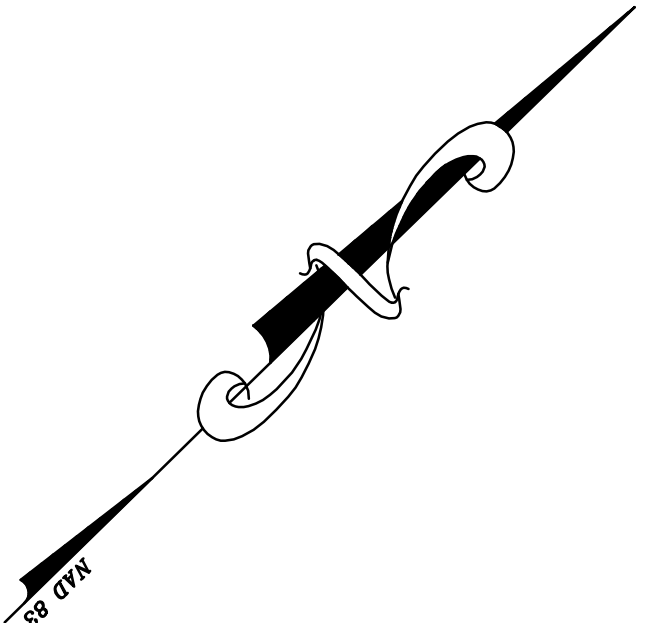
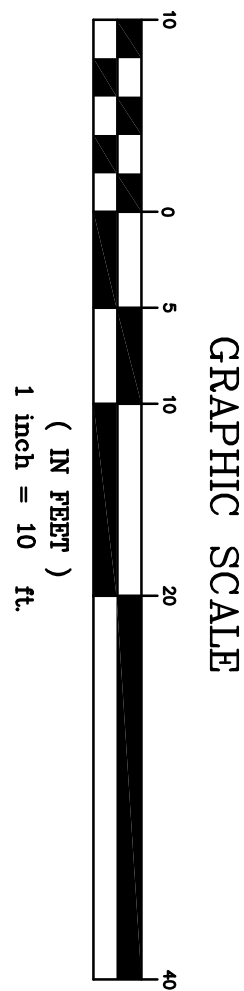
PROPOSED MONUMENT TO BE SET.

GENERAL NOTES

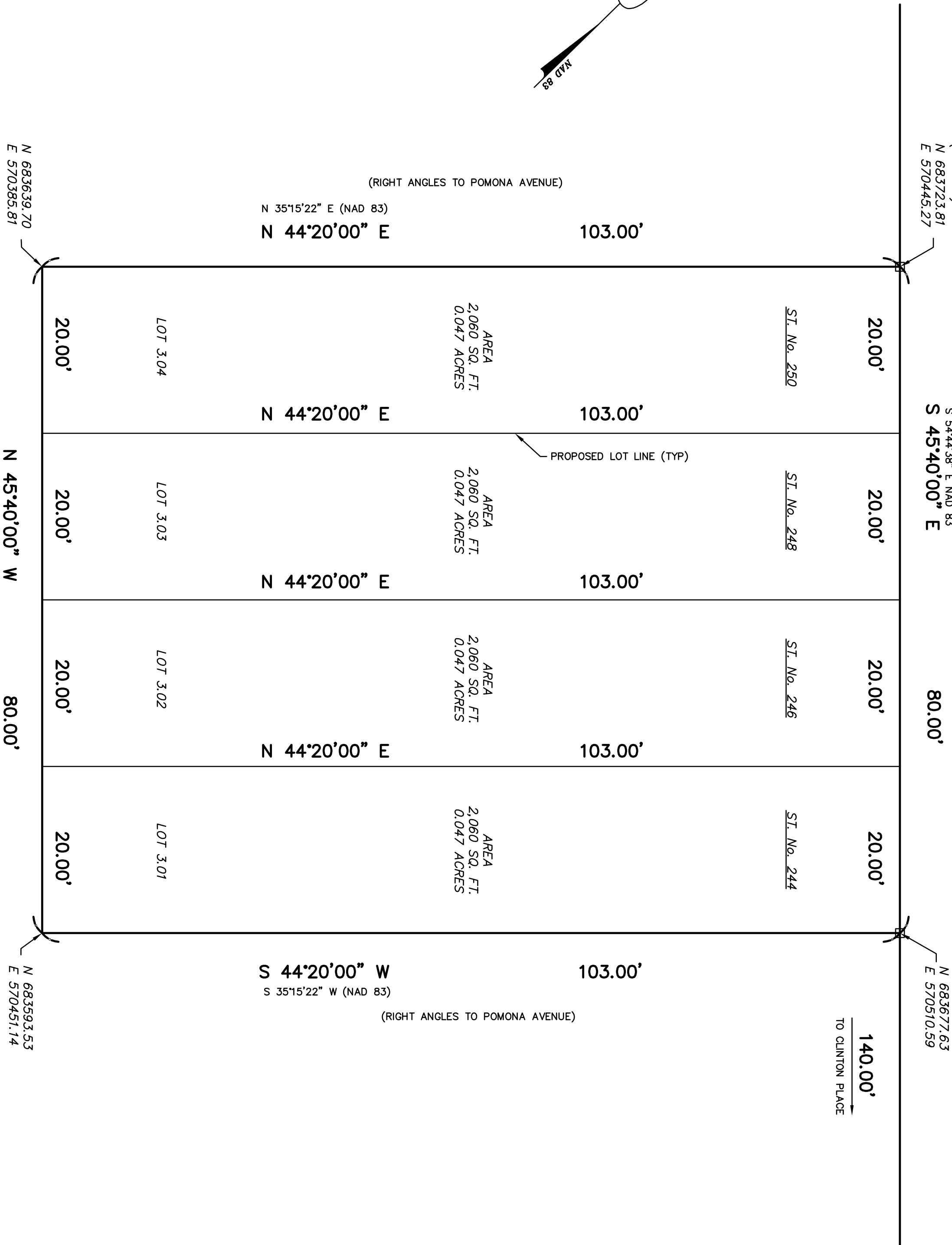
1. Total project area = 8,240 sq. ft. or 0.189 acres.
2. Per the National Flood Insurance Program Map No. 34013C 0154 F with an effective date of June 4, 2007 the property shown here on falls in Zone X and does not fall in a Special Flood Hazard Area.

The monuments shown on this map shall be set within the time limit provided in the "Municipal Land Use Law," P.L.1975, c.291 (C-40:55D-1 et seq.) or local ordinance.

I certify that a bond has been given to the municipality guaranteeing the future setting of monuments shown on this map and so designated. ()



POMONA AVENUE
(60.00' R.O.W.)



Signature

Date

Secretary of Planning Board

Date

Metrol Mohammadi, P.E. 37524

Date

City of Newark Engineer