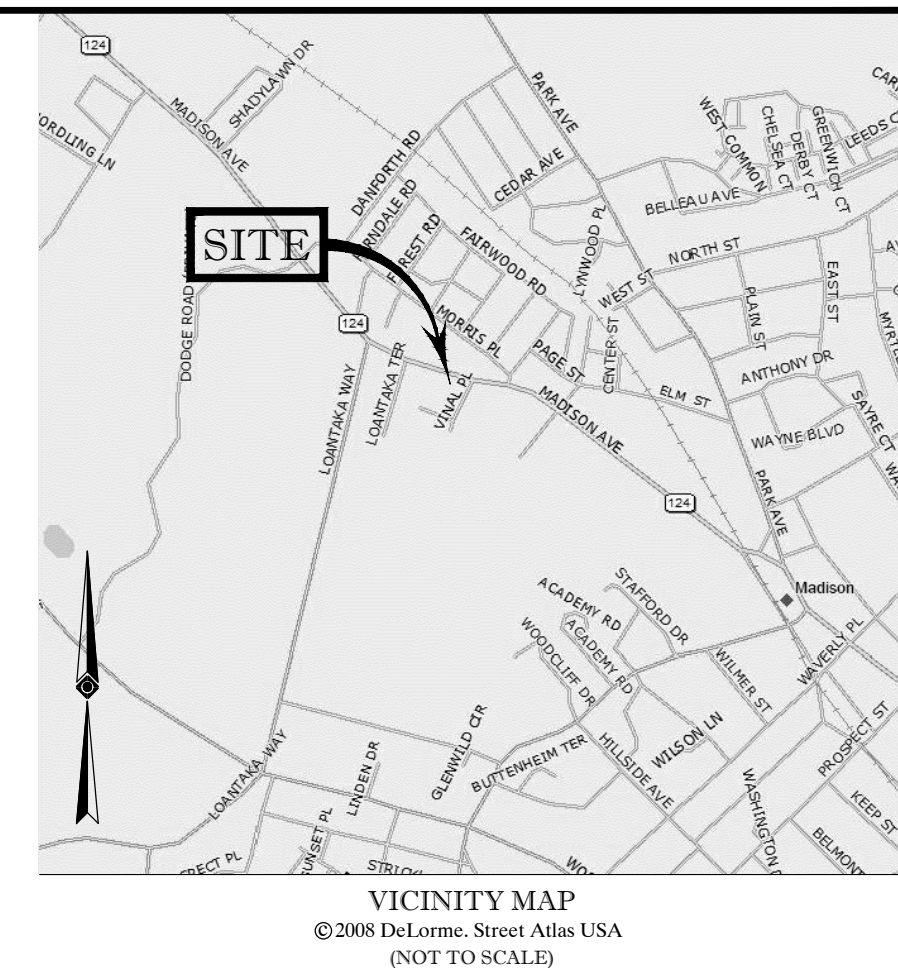
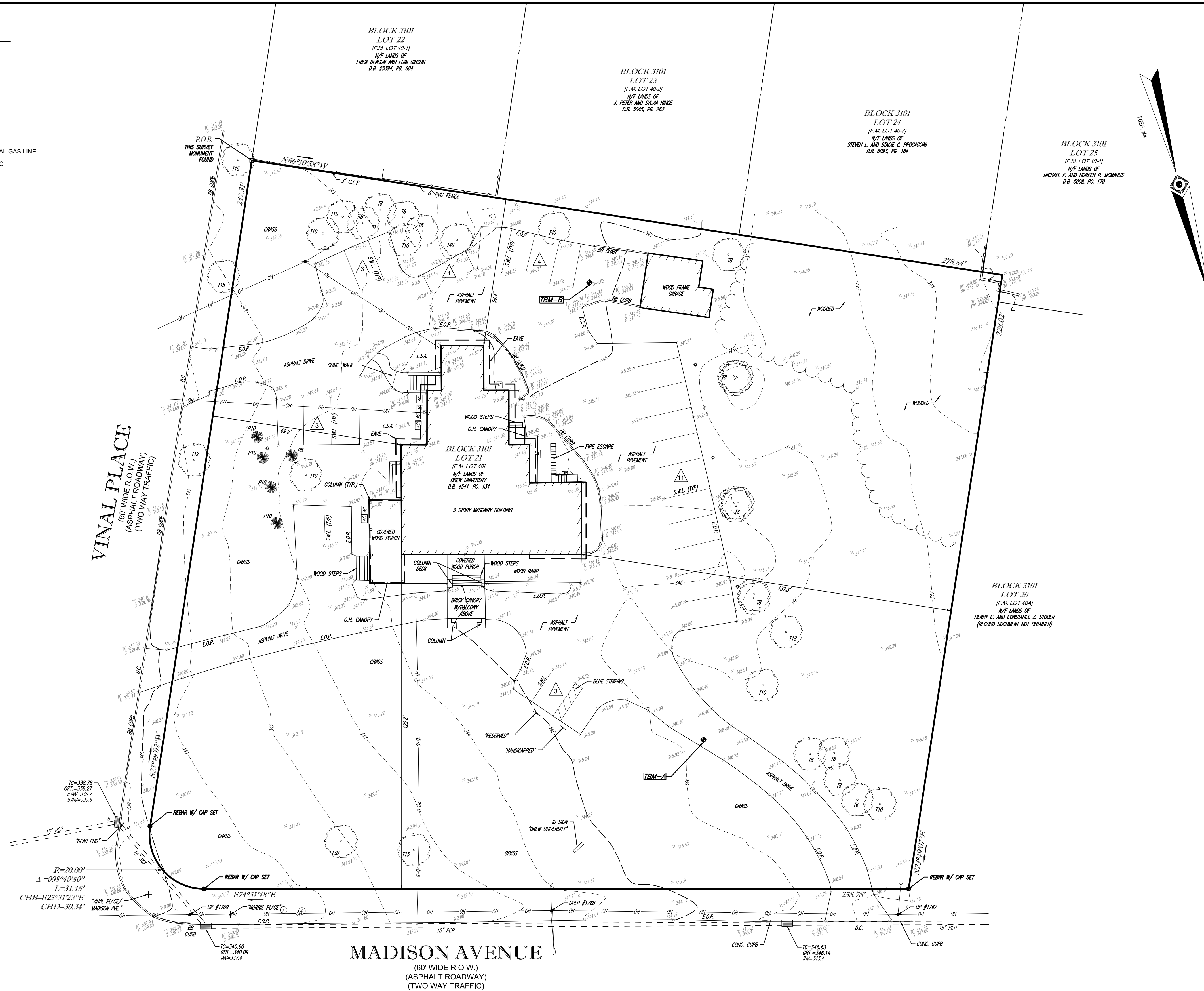


LEGEND	
124	EXISTING CONTOUR
125	EXISTING SPOT ELEVATION
X TC 123.45	EXIST. TOP OF CURB ELEVATION
X G 122.95	EXIST. GUTTER ELEVATION
X TW 123.45	EXIST. TOP OF WALL ELEVATION
X BW 122.95	EXIST. BOTTOM OF WALL ELEVATION
X DS 123.45	EXIST. DOOR SILL ELEVATION
OH	OVERHEAD WIRES
G	APPROX. LOC. UNDERGROUND NATURAL GAS LINE
-0c	SUBSURFACE UTILITY QUALITY LEVEL C
TMH	TELEPHONE MANHOLE
ACU	AIR CONDITIONING UNIT
UP	UTILITY POLE
UPLP	UTILITY POLE/LIGHT POLE
—	GUY WIRE
+	SIGN
+	STREET SIGN
+	AREA LAMP
+	CATCH BASIN OR INLET
T	DECIDUOUS TREE & TRUNK SIZE
F	CONIFEROUS TREE & TRUNK SIZE
P	PARKING SPACE COUNT
B.B. CURB	BELGIUM BLOCK CURB
C.L.F.	CHAIN LINK FENCE
D.C.	DEPRESSED CURB
E.O.P.	EDGE OF PAVEMENT
L.S.A.	LANDSCAPED AREA
(TYP.)	TYPICAL
S.W.L.	SOLID WHITE LINE



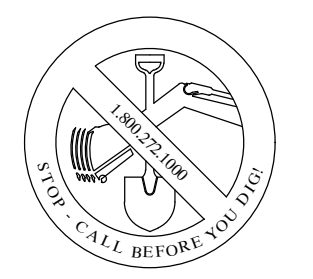
- NOTES:**
- PROPERTY KNOWN AS LOT 21, BLOCK 3101, AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF MADISON, MORRIS COUNTY, NEW JERSEY.
 - AREA = 69,394 S.F. OR 1.593 AC.
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:
- QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.
 - QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.
 - QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
 - QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.
- THIS PLAN IS BASED ON DATA ACQUIRED BY A FIELD SURVEY ON MARCH 19, 2020 BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD ZONE X (OTHER AREAS), (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
- TEMPORARY BENCH MARKS SET:
- TBM-A: PK NAIL SET IN PAVEMENT ELEVATION= 346.65'
 - TBM-B: PK NAIL SET IN PAVEMENT ELEVATION= 344.82'
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

- REFERENCES:**
- THE OFFICIAL TAX ASSESSOR'S MAP OF BOROUGH OF MADISON, MORRIS COUNTY, NEW JERSEY, SHEET #31.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, BOROUGH OF MADISON, NEW JERSEY, MORRIS COUNTY, PANEL 2 OF 5", COMMUNITY-PANEL NUMBER 340347 0002 C, MAP REVISED: APRIL 15, 2002.
 - MAP ENTITLED "MAP OF ROSS COURT, SITUATED IN THE BOROUGH OF MADISON, MORRIS COUNTY, N.J.", FILED MAY 18, 1965, MAP NO. 2586, IN THE MORRIS COUNTY CLERK'S OFFICE.
 - MAP ENTITLED "ALTANSPS LAND TITLE SURVEY, DREW UNIVERSITY, 36 MADISON AVENUE, LOT 1, BLOCK 3001 BOROUGH OF MADISON, MORRIS COUNTY, STATE OF NEW JERSEY" PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED JUNE 19, 2018, LAST REVISED: NOVEMBER 01, 2018 AS REVISION #1.

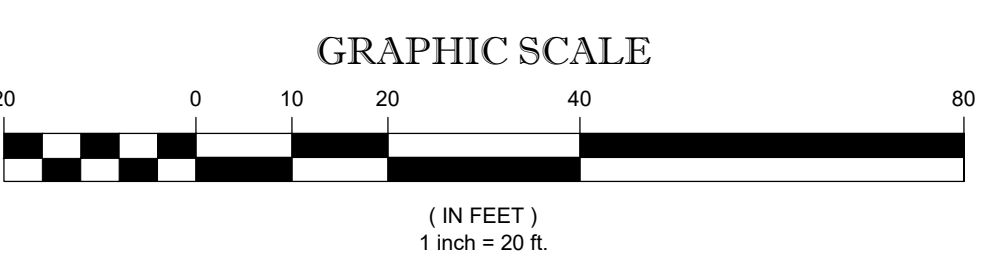
NOTE:
PHYSICAL FEATURES SHOWN ARE THOSE EXISTING ON 03-19-2020. CURRENT CONDITIONS HAVE NOT BEEN SHOWN.

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MADISON AVENUE
(60' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)



THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.



THIS SURVEY IS CERTIFIED TO:
STEWART TITLE GUARANTY COMPANY
STEWART TITLE COMPANY
WASEEM CHAUDHARY
DYNAMIC ENGINEERING CONSULTANTS, PC

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL

JAMES D. SENS
NEW JERSEY PROFESSIONAL LAND SURVEYOR #24GS04322600
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938800

1	ADD CERTIFICATIONS	M.J.B.	J.D.S.	11-12-2020					
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE				
FIELD DATE	3-19-2020	BOUNDARY & TOPOGRAPHIC SURVEY BLOCK 3101, LOT 21 120 MADISON AVENUE BOROUGH OF MADISON, MORRIS COUNTY STATE OF NEW JERSEY							
FIELD BOOK NO.	-								
FIELD BOOK PG.	-								
FIELD CREW	B.A.								
DRAWN	D.M.Z.	CONTROL POINT ASSOCIATES, INC. 30 INDEPENDENCE BOULEVARD, SUITE 100 WARREN, NJ 07059 908.668.0999 • 908.668.9598 FAX WWW.CPASURVEY.COM							
REVIEWED	D.P.S.	DATE	04-13-2020	SCALE	1"=20'	FILE NO.	01-110379-04	DWG. NO.	1 OF 1

11-12-2020 DATE