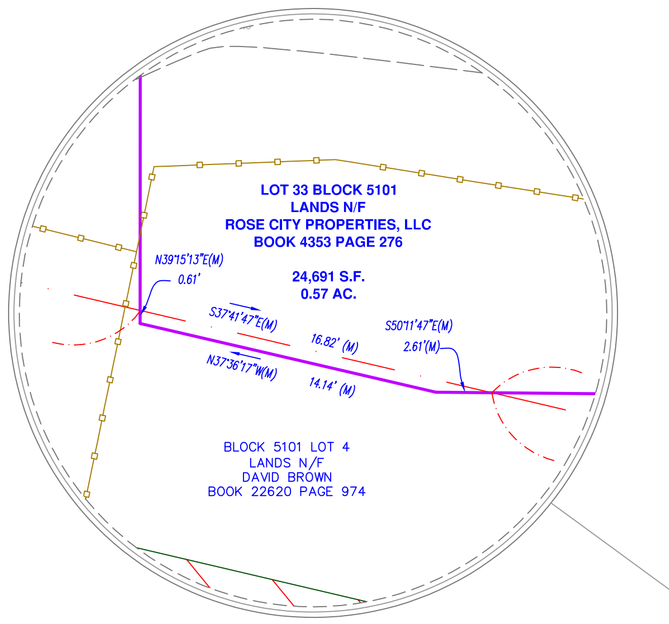
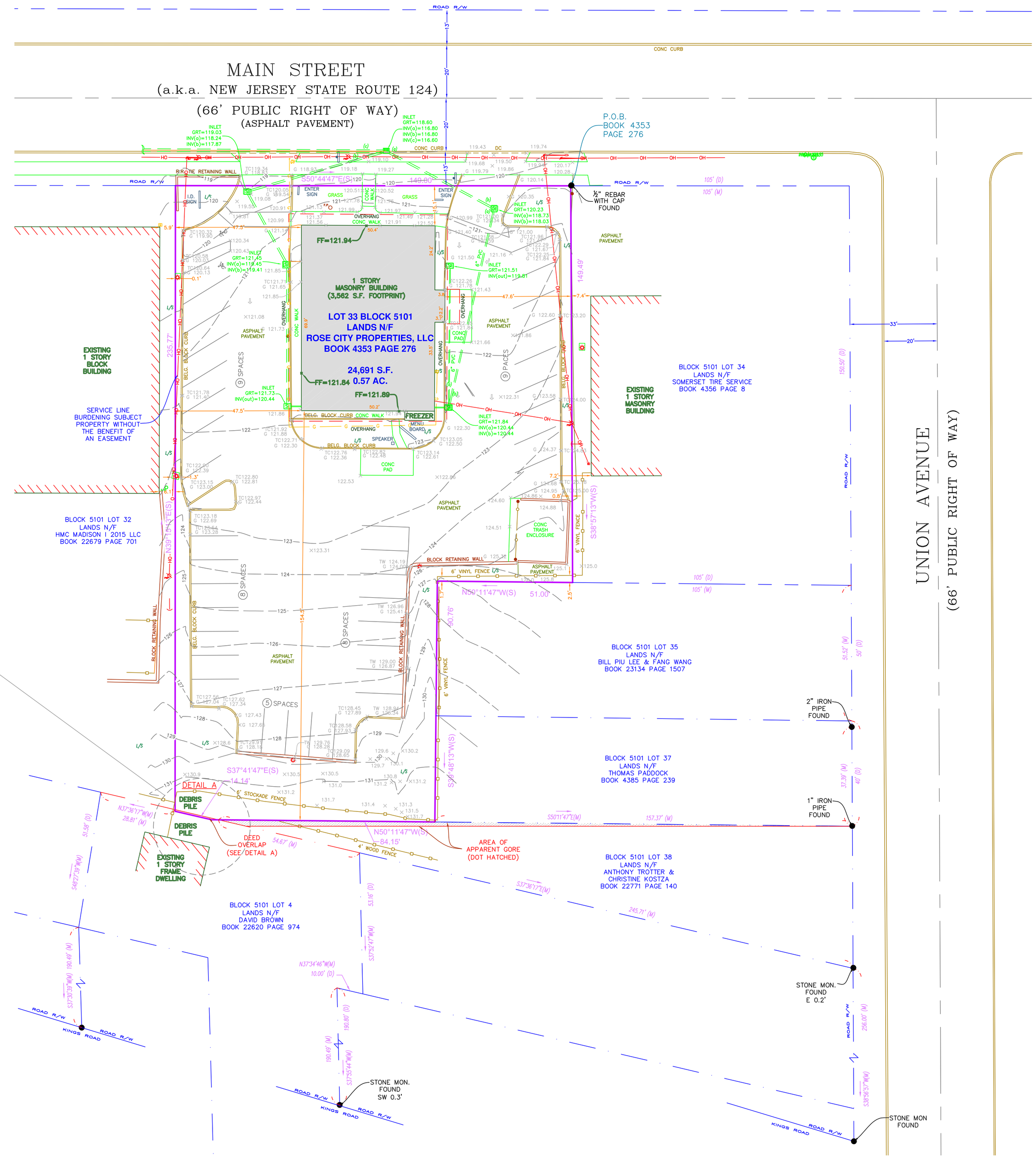
AS-BUILT PLAN

STANDARD LEGEND

- MONUMENT FOUND
- (R) RECORD DATA
- (M) MEASURED DATA
- (S) SURVEYED DATA
- R/W RIGHT OF WAY
- POWERPOLE
- SEWER MANHOLE
- CLEAN OUT
- WATER VALVE
- GAS VALVE
- SIGN
- GUARD RAIL
- FLAG POLE
- LIGHT POLE
- STORM INLET
- CURB INLET

DETAIL A
SCALE 1"=5'





VICINITY MAP

NOT TO SCALE

20' 0' 20' 40'

SCALE: 1" = 20'

THIS DRAWING WAS CREATED TO BE VIEWED IN DWG FORMAT. IF IT IS REPRODUCED OR VIEWED IN PDF OR ANY OTHER ELECTRONIC FORMAT, IT MAY NOT BE TO SCALE

NORTH INDEX IS
NAD 83 / 2011, (2018-11-27 AND KeyNetGPS)

SURVEY NOTES

1. THIS SURVEY AND THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED DURING NOVEMBER OF 2018, BASED ON AVAILABLE MAPS AND DEEDS OF RECORD, AND PHYSICAL EVIDENCE SET BY OTHERS. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAYS AND AGREEMENTS OF RECORD THAT A TITLE SEARCH MAY DISCLOSE.
2. THIS SURVEY IS VALID ONLY WHEN AN EMBOSSED SEAL IS AFFIXED HERETO.
3. THE CERTIFICATION SHOWN HEREON IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ANY SUBSURFACE UTILITIES SHOWN HAVE BEEN LOCATED FROM MARKOUTS OBSERVED ON SITE DURING THE FIELD SURVEY, AND SURFACE FEATURES SUCH AS VALVES, MANHOLES AND GRATES, STORM DRAINAGE AND OR SANITARY INVERTS ARE DEPICTED BASED ON OBSERVATIONS MADE IN THE FIELD. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION USED. THE SURVEY HAS NOT PHYSICALLY LOCATED THE UTILITIES. BEFORE ANY EXCAVATIONS ARE BEGUN, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
5. BEARINGS ARE REFERENCED TO THE NJ STATE PLANE COORDINATE SYSTEM, NAD 83 (2011). ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), ESTABLISHED VIA RTK GPS.
6. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (C45:8-36.3) AND N.J.A.C. 13:40-5.1(D).
7. THE PROPERTY IS SUBJECT TO THE PUBLICS RIGHT TO MAIN STREET (NEW JERSEY STATE ROUTE 124)
8. FIELD DATE NOVEMBER 28, 2018

SURVEYOR REFERENCES

1. SITE PLAN PREPARED BY KAREN M. LUONGO AIA, DATED DECEMBER 21, 1997, JOB # 9733.
2. STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION PLANS OF ROUTE 124 CONTRACT No. 001960540, AS-BUILT, DATED MARCH 12 1998.
3. DEED BETWEEN ANNA C. MARINACCIO AND FRANK A MARINACCIO (GRANTOR) AND ROSE CITY PROPERTIES, LLC, (GRANTEE) RECORDED AT THE MORRIS COUNTY CLERK'S OFFICE AS BOOK 4653 PAGE 276.
4. DEED BETWEEN MARTHA RIDGEWAY (GRNATOR) AND THOMAS & CAROLYN PADDACK (GRANTEE) RECORDED AT THE MORRIS COUNTY CLERK'S OFFICE AS BOOK 4385 PAGE 239.
5. DEED BETWEEN SAU CHU PUN LEE AND HOW LUAN LEE (GRANTOR) AND BILL PU LEE AND FANG WANG (GRANTEE), RECORDED AT THE MORRIS COUNTY CLERK'S OFFICE AS BOOK 23134 PAGE 1507.
6. DEED BETWEEN ROSEMARY SANDELLO AND ANTHONY W. TROTTER JR (GRANTOR) AND CHRISTINE E KOSZTA (GRANTEE) RECORDED AT THE MORRIS COUNTY CLERK'S OFFICE AS BOOK 22771 PAGE 140.
7. DEED BETWEEN ELIZABETH A RUSSELL (GRANTOR) AND DAVID BROWNE (GRANTEE) AND RECORDED AT THE MORRIS COUNTY CLERK'S OFFICE AS BOOK 22620 PAGE 974.
8. DEED BETWEEN 1999 MADISON FERBER ASSOC., LLC (GRANTOR) AND KLIPSTEIN MADISON, LLC (GRANTEE) RECORDED AT THE MORRIS COUNTY CLERK'S OFFICE AS BOOK 22679 PAGE 701.

SITE DATA

1. ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE LOCAL ZONING AUTHORITY. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES, COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.
2. PARKING PROVIDED–
   –REGULAR = 37 SPACES
   –HANDICAP = 2 SPACES
   TOTAL SPACES PROVIDED = 39

NOTE:
THIS SURVEY SHALL NOT BE USED WITH AN AFFIDAVIT OR LETTER OF ANY KIND FOR REUSE INCLUDING, BUT NOT LIMITED TO, FUTURE CLOSINGS, MORTGAGES, PLOT PLANS, CONSTRUCTION, LANDSCAPING, PERMITTING, ETC. IT IS A VIOLATION OF THE FEDERAL COPYRIGHT ACT, DIGITAL MILLENNIUM COPYRIGHT ACT, TO COPY OR MODIFY AND REUSE THIS SURVEY BEYOND THE DATE AND SCOPE. U.S. SURVEYOR, ITS ASSOCIATES, AND/OR AGENTS SHALL NOT BE LIABLE FOR USE OF THIS SURVEY BY ANY OTHER ENTITIES OR PERSONS FOR ANY PURPOSE BEYOND THE ORIGINAL DATE, SCOPE.

IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UTILITIES, WHETHER SHOWN ON THIS SURVEY OR NOT PRIOR TO COMMENCEMENT OF WORK. THIS SURVEY HAS BEEN PREPARED USING AVAILABLE UTILITY DATA. THIS SURVEYOR DOES NOT MAKE STATEMENTS OF ACCURACY BASED UPON MAPS AND UTILITY LOCATES OF OTHERS.

DATE OF ORIGINAL: DECEMBER 10, 2018
REVISION: _____ DATE: _____, 2018
REVISION: _____ DATE: _____, 2018
REVISION: _____ DATE: _____, 2018

AS-BUILT PLAN

SURVEYOR'S CERTIFICATION

I, RICHARD L. SCHRELTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF NEW JERSEY DO HEREBY CERTIFY THAT ON OR BEFORE DECEMBER 2018 THAT AN ACTUAL FIELD SURVEY AND PLAN PREPARATION WAS COMPLETED UNDER MY SUPERVISION, AND THAT THIS PLAN TRULY REPRESENTS CONDITIONS AS FOUND FOR THE OWNERS, SURVEY PLAN VOID WITHOUT THE SURVEY'S RAISED SEAL

FIELD SURVEY: RICHARD L. SCHREITER
NEW JERSEY PROFESSIONAL LAND SURVEYOR GS 28527

For inquiries, questions or concerns about this survey contact MFeldbusch@ussurveyor.com or call 1-800-867-8783 ext. 208

U.S. SURVEYOR®
4929 Riverwind Pointe Drive
Evansville, Indiana 47715
"America's Land Surveyor"
1-800- TO SURVEY

PREPARED FOR:

BURGER KING STORE # 1032

PROJECT LOCATION:
TAX MAP 51 BLOCK 5101 LOT 33
BOROUGH OF MADISON
MORRIS COUNTY, STATE OF NEW JERSEY

PROJECT ADDRESS:
317 MAIN STREET
MADISON, NJ 07940

PROJECT TYPE:
AS-BUILT PLAN

NOT VALID WITHOUT ORIGINAL SIGNATURE

PRELIMINARY

RICHARD L. SCHREITER
NEW JERSEY PROFESSIONAL LAND SURVEYOR GS 28527
DATE OF CERTIFICATION

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SHEET 1 OF 1

JOB NUMBER:
SS53255