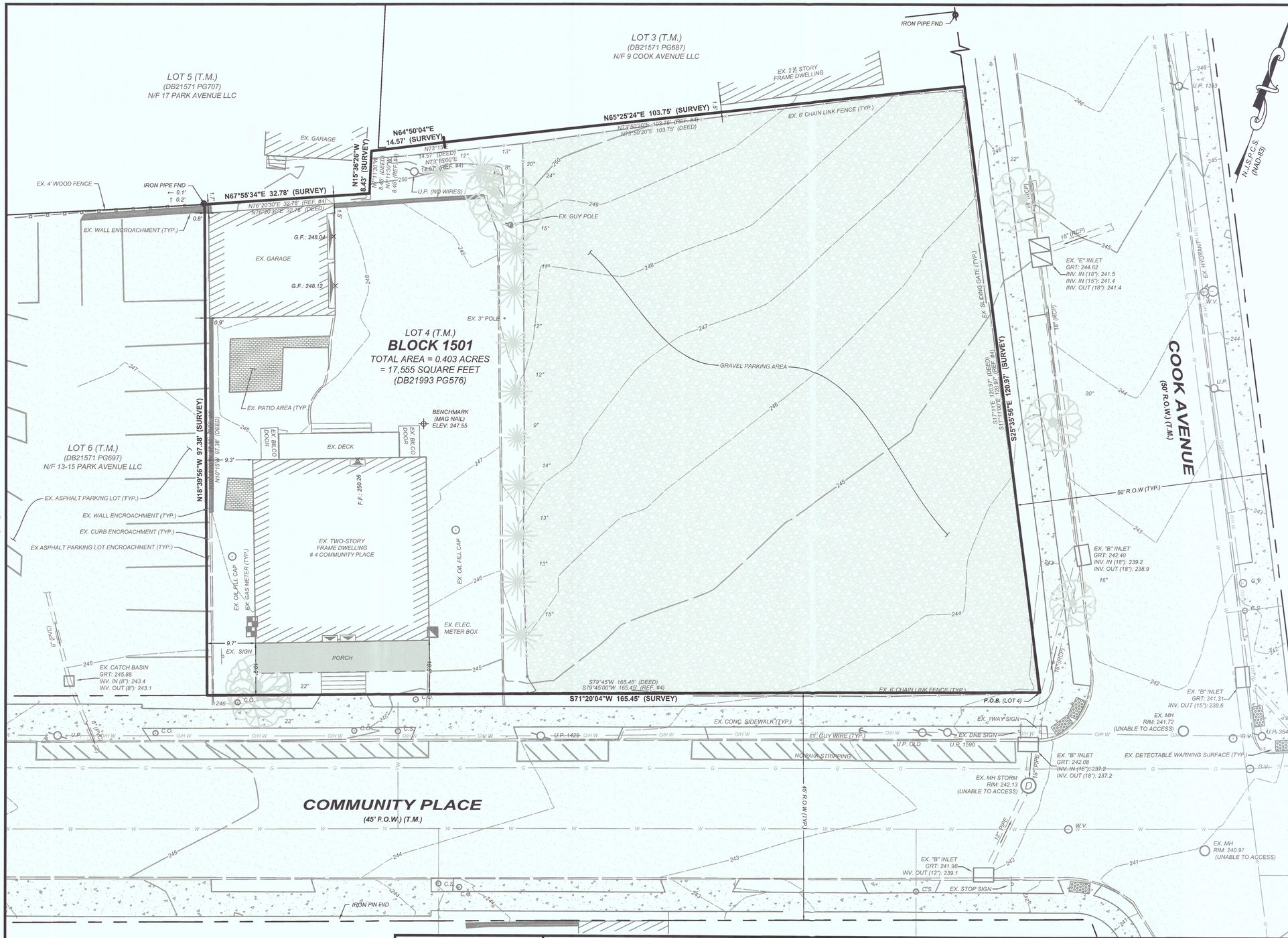

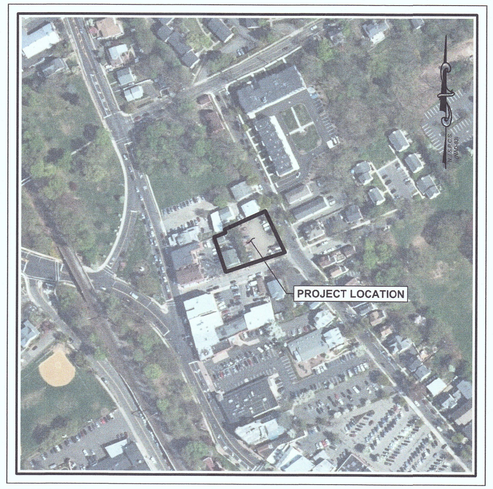

REFERENCE - NJGIN 2015 ORTHOPHOTOGRAPHY, MrSID TILE(S) I6C1, I6C2.

KEY MAP

SCALE: 1"=200'

NOTES:

1. THIS SURVEY IS PREPARED IN ACCORDANCE WITH DOCUMENTS SUPPLIED BY THE CLIENT AND SUPPLEMENTAL INFORMATION OBTAINED BY SUBURBAN CONSULTING ENGINEERS, INC. THROUGH LIMITED RECORDS RESEARCH. THE DOCUMENTS USED DO NOT REPRESENT A COMPLETE TITLE SEARCH OF THE SUBJECT PROPERTY AND MAY OR MAY NOT BE ALL THE RELEVANT TITLE DOCUMENTS FOR THE SUBJECT PROPERTY.
2. SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND EXCEPTIONS OF RECORD.
3. SUBJECT PROPERTY IS KNOWN AS LOT 4, BLOCK 1501 AS SHOWN ON THE TAX MAP OF THE BOROUGH OF MADISON, MORRIS COUNTY, NEW JERSEY, SHEET 15.
4. AREA = 17,555 SF OR 0.403 ACRES
5. THIS MAP AND SURVEY WERE PREPARED FROM INFORMATION FURNISHED AND/OR OBTAINED TOGETHER WITH EVIDENCE FOUND ON THE GROUND AND IS SUBJECT TO SUCH FACTS THAT AN ACCURATE TITLE SEARCH MAY REVEAL.
6. LOCATION OF UNDERGROUND UTILITIES, IF DEPICTED, ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE AT THE TIME OF THE SURVEY. THE LACK OF UTILITY INFORMATION DOES NOT DENY THE EXISTENCE OF SAME AND SUBURBAN CONSULTING ENGINEERS, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. REFERENCE TO THE APPROPRIATE UTILITY AUTHORITY SHOULD BE MADE TO VERIFY THE PRESENCE OR ABSENCE OF UTILITIES.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. WETLANDS ARE NOT DEPICTED. THE LACK OF WETLAND INFORMATION DOES NOT DENY THE EXISTENCE OF SAME. SITE REVIEW AND DELINEATION BY A QUALIFIED PROFESSIONAL IN SAME CAN BE LOCATED IF REQUIRED.
9. HORIZONTAL DATUM BASED ON NAD-83, PER GPS SATELLITE OBSERVATION.
10. VERTICAL DATUM IS BASED ON NAVD-88, PER GPS SATELLITE OBSERVATION.
11. DATUM SHOWN HEREON PER GPS SATELLITE OBSERVATION AND SOLUTIONS PROVIDED REAL TIME BY KEYNET GPS, INC. WHICH UTILIZES TRIMBLE VIRTUAL REFERENCE SYSTEM CONTINUALLY OPERATING HIGH PRECISION GNSS REFERENCE STATIONS. DATUM PROVIDED IS NAD 83 / NAVD 88 NEW JERSEY STATE PLANE COORDINATE SYSTEM, ZONE 2900.
12. CONDITIONS DEPICTED HEREON PER ACTUAL FIELD INSTRUMENT SURVEY PERFORMED MARCH 16, 2020.
13. MISSING PROPERTY CORNERS NOT SET AT THIS TIME, PER N.J.A.C. 13:40-5.2, A WRITTEN WAIVER OF CORNER MARKER(S) HAS BEEN OBTAINED FROM THE ULTIMATE USER.

REFERENCES:

1. **TAX MAP** - LOT 4, BLOCK 1501, ON THE CURRENT TAX MAP OF THE BOROUGH OF MADISON, SHEET #15.
2. **ORTHOPHOTOGRAPHY** - NJ OFFICE OF INFORMATION TECHNOLOGY (NJOIT), OFFICE OF GEOGRAPHIC INFORMATION SYSTEMS (OGIS), AND U.S. GEOLOGICAL SURVEY, 20160224, NEW JERSEY 20:5 HIGH RESOLUTION ORTHOPHOTOGRAPHY, NAD83(2011) INJ STATE PLANE FEET, MrSID TILES: NJOIT, OGIS, PO BOX 212, TRENTON, NJ, 08625-0212, US.
3. **AERIAL IMAGERY** - © NEARMAP US, INC. http://go.nearmap.com
4. **SURVEY** - "TOPOGRAPHIC SURVEY TAX LOT 4 - BLOCK 1501 LOCATED IN THE BOROUGH OF MADISON MORRIS COUNTY, NEW JERSEY" PREPARED BY JAMES P. DEADY SURVEYOR, LLC, DATED FEBRUARY 25, 2019.
5. **RECORD DEED** - FROM BRAIN DEBIASSE TO BUDDY, TIMMY AND BRIAN, LLC., DATED JANUARY 25, 2012, AND RECORDED IN THE MORRIS COUNTY CLERK'S OFFICE ON MARCH 12, 2012, IN DEED EOOK 21993, PAGE 578.

LEGEND

BENCHMARK	STRUCTURE
IRON PIN/PIPE FOUND	RIGHT-OF-WAY LINE
FINISHED FLOOR ELEVATION	TRACT BOUNDARY LINE
GARAGE FLOOR ELEVATION	ADJACENT BOUNDARY LINE
CONIFEROUS TREE	EASEMENT LINE
DECIDUOUS TREE	SETBACK LINE
SIGN	CURB LINE
STREET SIGN	DROP CURB
MANHOLE	DRIVEWAY LINE
CATCH BASIN	EDGE OF PAVEMENT
TYPE "B" INLET	METAL FENCE
TYPE "E" INLET	WOOD / PVC FENCE
UTILITY BOX	STRIPING
UTILITY POLE	MAJOR CONTOUR
GUY WIRE	MINOR CONTOUR
GUY POLE	GAS LINE
WATER VALVE	SANITARY LINE
CLEAN OUT	STORM LINE
CURB STOP	TELEPHONE LINE
HYDRANT	WATER LINE
GAS VALVE	OVERHEAD WIRES
GAS METER BOX	WALL
ELECTRIC METER	DOORWAY
	FENCE SWING GATE (SINGLE)

NOTICE

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DESCRIPTION	NO.	DATE:	BY:	CHK:

REVISIONS

DRAWN BY: APA 03/24/2020

CHECKED BY: JPW 03/24/2020

CHECKED BY: CJS 03/24/2020

JOSEPH D. PHIL, PLS
NJ PROFESSIONAL LAND SURVEYOR
LICENSE NO. 24GS04336300

24GS04336300 LICENSED PROFESSIONAL LAND SURVEYOR STATE OF NEW JERSEY

DATE: 03/24/2020

SUBURBAN CONSULTING ENGINEERS, INC.
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EXCELLENCE ♦ ECONOMY ♦ ENVIRONMENT

PARK VALLEY DEVELOPMENT
BLOCK 1501, LOT 4 (#4 COMMUNITY PLACE)
BOROUGH OF MADISON
MORRIS COUNTY, NEW JERSEY

BOUNDARY & TOPOGRAPHIC SURVEY

PROJECT NUMBER: SCE-11521.011

SCALE: AS NOTED

SHEET 1 OF 1

REVISION -

10 0 10 20 30

SCALE: 1" = 10'

Z:\SCE\Madison\11521 Madison\11521.011 Final\11521.011 Survey\11521.011 EBase.dwg Tue, Mar 24, 2020 - 11:44am jwrobleski Suburban Consulting Engineers, Inc.