



**CONRAIL - ERIE LAKAWANNA RAILWAY
MORRIS & ESSEX DIVISION MAIN STEM**
(VARIABLE WIDTH)

BLOCK 154
LOT 8

1.5" PINCH PIPE FOUND
NO.2/EO.2'

N 58°53'40" W 51.91'

WOODEN LATH FOUND
NO.3/WO.1'

BLOCK 28
LOT 13

Property known as Lot 13 in Block 28 on the current Tax Map of the Borough of Chatham, Sheet No. 3.

Being the same premises described in a Deed recorded in the Morris County Clerk's Office on April 29, 2005 in Deed Book 22701 at Page 1295.

Being more commonly known as 49 Kings Road, Borough of Chatham, New Jersey.

Property contains 9,282 Square Feet or 0.21 Acres (more or less).

A written "Waiver and Direction Not to Set Corner Markers" has been obtained from the ultimate user pursuant to N.J.A.C. 13:40-5.1(d) and P.L. 2003, c.14(N.J.S.A. 45:8-36.3).

This survey is prepared for the benefit of:

Sanjeev Shrivastava and Cara Shrivastava, husband and wife;
Eric S. Wasser, Esquire;
Commonwealth Land Title Insurance Company;
Associated Title Agency, LLC (A-9314); and
Bank of America, N.A., its successors and/or assigns,
as their interests may appear.

WIRE FENCE 0.2' OFF

CONCRETE CURB 1.3' ON

PAVED DRIVE 1.2' ON

PAVED DRIVEWAY

PAVED DRIVE 0.6' ON

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LOT 15
DEED BOOK 2611
PAGE 1090

LOT 14
DEED BOOK 22424
PAGE 1777

LOT 12
DEED BOOK 3344
PAGE 006

IRON PIPE FOUND

65.03'

IRON PIPE FOUND

50.03'

283.10' TO THE SOUTHWESTERLY LINE OF THE ABANDONED RIGHT-OF-WAY OF THE DELAWARE LAKAWANNA & WESTERN RAILROAD

POINT OF BEGINNING

PAVED DRIVEWAY

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KINGS ROAD

(50 FT. R.O.W. TAX MAP)
(VARIABLE WIDTH R.O.W. PHYSICAL)

THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE ABOVE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

THIS SURVEY HAS BEEN PREPARED FOR TITLE TRANSFER ONLY AND IS LIMITED TO THE SAME. OFFSETS ARE NOT TO BE USED TO CREATE PROPERTY LINES FOR THE CONSTRUCTION OF FENCES OR OTHER STRUCTURES.

THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN ACCURATE TITLE SEARCH MAY DISCLOSE. SUBJECT TO EASEMENTS OF RECORD. INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A SEARCH BY THE SURVEYOR.

SETBACK INFORMATION SHOWN IS IN ACCORD WITH THE RECORDED MAP AND MAY NOT REFLECT CURRENT ZONING.

UNDERGROUND STRUCTURES OR UTILITIES HAVE NOT BEEN LOCATED.

THE PRESENCE OR ABSENCE OF WETLANDS HAS NOT BEEN DETERMINED.

THIS SURVEY IS NOT VALID WITHOUT A SIGNATURE AND RAISED SEAL.

FIELD WORK COMPLETED ON 08-19-2016.

MAP OF PROPERTY SURVEYED FOR

49 KINGS ROAD

LOT 13 IN BLOCK 28

Situated in The

BOROUGH OF CHATHAM, MORRIS COUNTY, NEW JERSEY

ENSURPLAN INC

Professional Engineers & Land Surveyors
(Certificate of Authorization No. 24GA27997700)
172 WASHINGTON VALLEY ROAD - SUITE 1
P.O. BOX 4304, WARREN, N.J. 07059-0304
Tel: 732-469-0400
Fax: 732-469-0466

Nancy J. Scott

8/26/2016

NANCY J. SCOTT, P.L.S.

Professional Land Surveyor, N.J. License No. GS35875

Date: 08-19-2016 | Drawn By: NJS | Checked By: WSS | Scale: 1"=20' | Map No.: E10394 | File No.: 29354