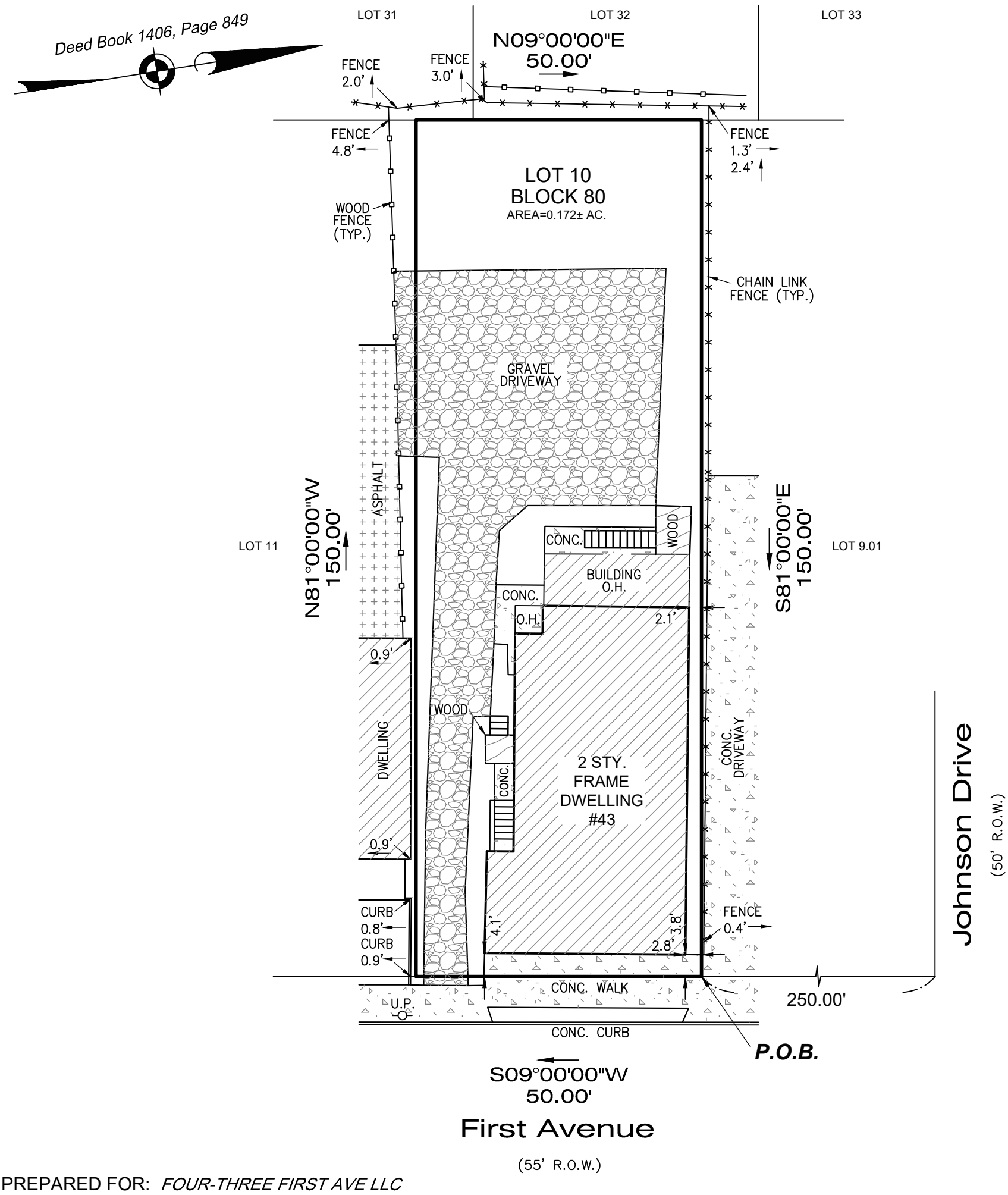

PREPARED FOR: *FOUR-THREE FIRST AVE LLC*

TITLE INSURER: *FOUNDATION TITLE, LLC - ROSELAND (721-213884)*
FIRST AMERICAN TITLE INSURANCE COMPANY

MORTGAGE HOLDER: *LIMA ONE CAPITAL, LLC,*
its successors and/or assigns, as their interest may appear

BUYER'S ATTORNEY: *KEVIN M. DeFILIPPIS, Esquire*
DeFILIPPIS LAW, LLC

DISCUSSION TOPIC:
GRAVEL CROSSES BOUNDARY LINE.

·IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 3/22/23 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A TITLE REPORT PROVIDED BY THE TITLE INSURER REFERENCED HEREON.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40–5.1(D))

DB 1406 PG 849

CERTIFICATE OF AUTHORIZATION: 24GA28229800

MORGAN engineering & surveying

P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691

www.morganengineeringllc.com

DAVID J. VON STEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

SURVEY OF PROPERTY

LOT 10 **BLOCK 80**

BOROUGH OF RARITAN

COUNTY OF SOMERSET **NEW JERSEY**

Scale:	Drawn By:	Date:	JOB #.	CAD File #	Sheet #
1"=20'	RICH	3/22/23	23–02081	23–02081	1 OF 1