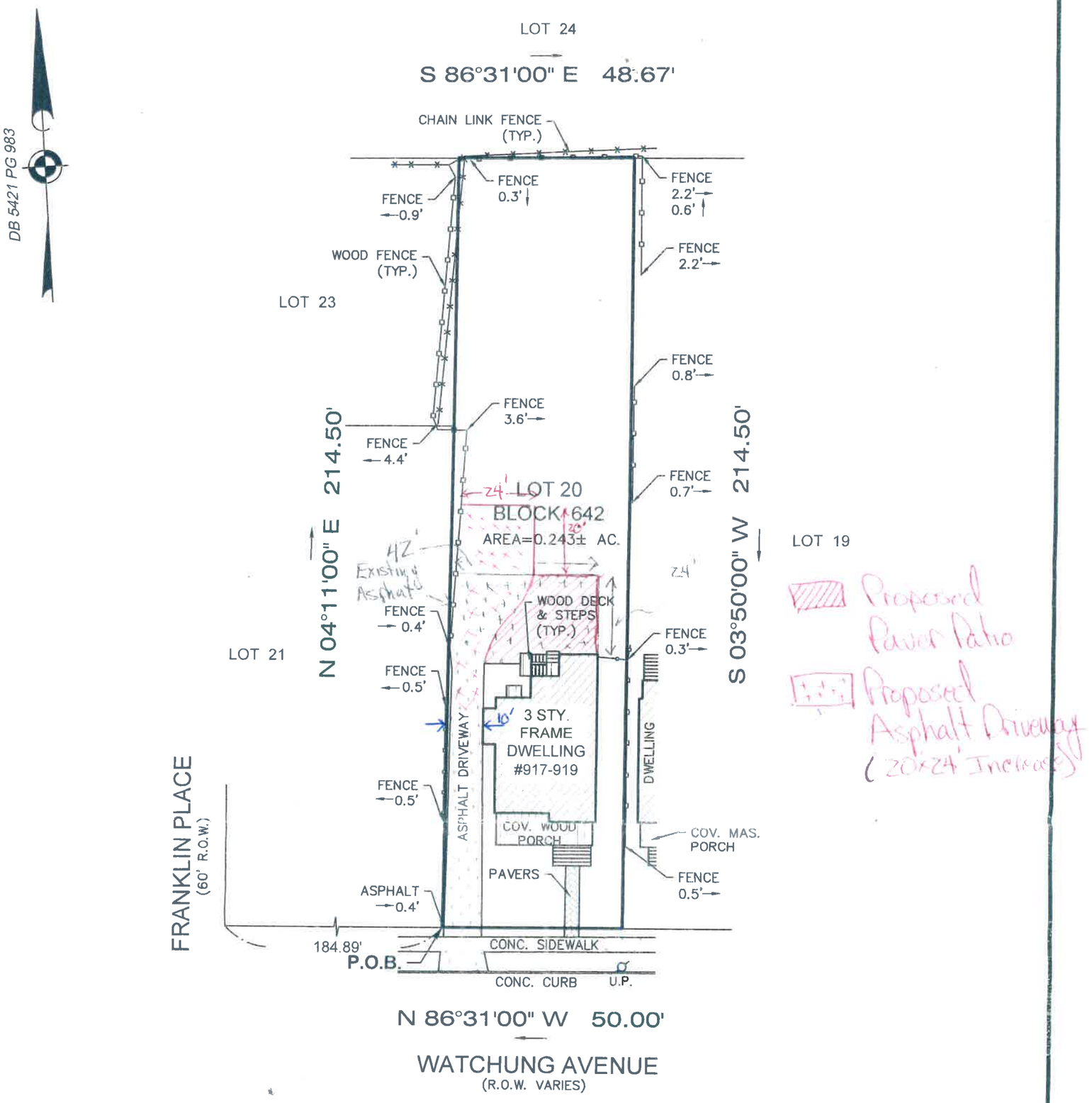

DB 5421 PG 983

PREPARED FOR: *BRIAN MUNROE AND RICHARD SUDOL*

TITLE INSURER: *ELITE TITLE GROUP, LLC (ETG-25070)*
WESTCOR LAND TITLE INSURANCE COMPANY

BUYER'S ATTORNEY: *MARC L. COHEN, Esquire*

THE PROPERTY WAS SNOW COVERED AT THE TIME THE FIELD MEASUREMENTS WERE CONDUCTED. SITE PHYSICAL FEATURES MAY HAVE BEEN OMITTED.

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 2/24/21 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 IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(D))

DB 5421 PG 983

CERTIFICATE OF AUTHORIZATION: 24GA28229800

MORGAN engineering & surveying

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

SURVEY OF PROPERTY

LOT 20 **BLOCK 642**

CITY OF PLAINFIELD

COUNTY OF UNION **NEW JERSEY**

Scale:	Drawn By:	Date:	JOB #:	CAD File #:	Sheet #:
1"=30'	NR	2/24/21	21-01641	21-01641NR	1 OF 1