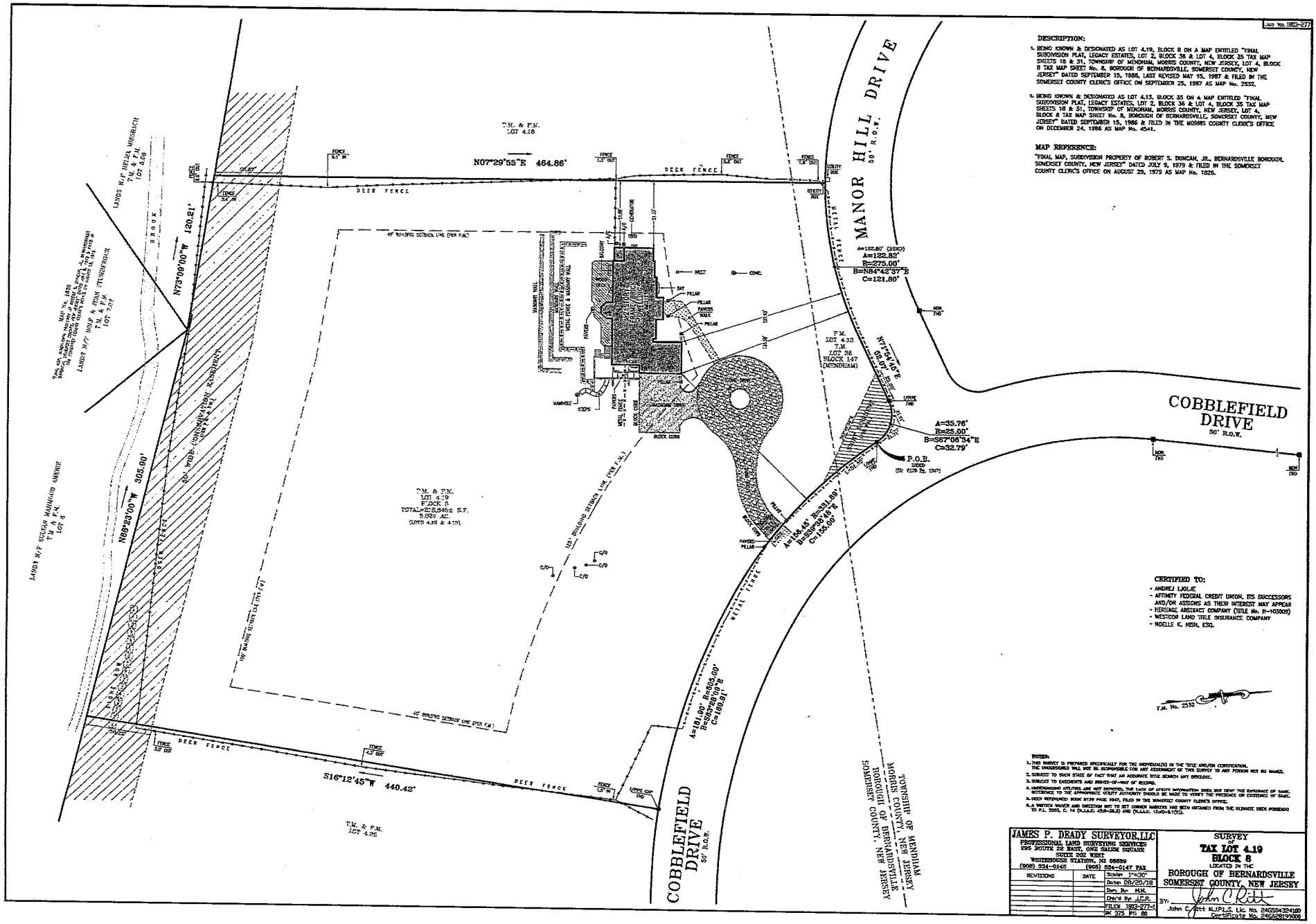
Job No. 1803-277
DESCRIPTION:
1. BEING KNOWN & DESIGNATED AS LOT 4.19, BLOCK 8 ON A MAP ENTITLED "FINAL SUBDIVISION PLAT, LEGACY ESTATES, LOT 2, BLOCK 36 & LOT 4, BLOCK 35 TAX MAP SHEETS 18 & 31, TOWNSHIP OF MENDHAM, MORRIS COUNTY, NEW JERSEY, LOT 4, BLOCK 8 TAX MAP SHEET No. 8, BOROUGH OF BERNARDSVILLE, SOMERSET COUNTY, NEW JERSEY" DATED SEPTEMBER 15, 1986, LAST REVISED MAY 15, 1987 & FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON SEPTEMBER 25, 1987 AS MAP No. 2832.
2. BEING KNOWN & DESIGNATED AS LOT 4.13, BLOCK 35 ON A MAP ENTITLED "FINAL SUBDIVISION PLAT, LEGACY ESTATES, LOT 2, BLOCK 36 & LOT 4, BLOCK 35 TAX MAP SHEETS 18 & 31, TOWNSHIP OF MENDHAM, MORRIS COUNTY, NEW JERSEY, LOT 4, BLOCK 8 TAX MAP SHEET No. 8, BOROUGH OF BERNARDSVILLE, SOMERSET COUNTY, NEW JERSEY" DATED SEPTEMBER 15, 1986 & FILED IN THE MORRIS COUNTY CLERK'S OFFICE ON DECEMBER 24, 1986 AS MAP No. 4541.
MAP REFERENCE:
"FINAL MAP, SUBDIVISION PROPERTY OF ROBERT S. DUNCAN, JR., BERNARDSVILLE BOROUGH, SOMERSET COUNTY, NEW JERSEY" DATED JULY 9, 1979 & FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON AUGUST 29, 1979 AS MAP No. 1826.
MANOR HILL DRIVE
50' R.O.W.
COBBLEFIELD DRIVE
50' R.O.W.
T.M. & P.M. LOT 4.18
N07°29'55"E 464.86'
DEER FENCE
N73°09'00"W 120.21'
N69°23'00"W 305.80'
S16°12'45"W 440.42'
T.M. & P.M. LOT 4.19 BLOCK 8 TOTAL=218,845± S.F. 5.026 AC. (LOTS 4.18 & 4.19)
T.M. & P.M. LOT 4.13 BLOCK 35 (MENDHAM)
T.M. & P.M. LOT 4.21
T.M. & P.M. LOT 5.02
T.M. & P.M. LOT 2.02
T.M. & P.M. LOT 8
A=122.82' R=275.00' B=N84°42'37"E C=121.80'
A=35.76' R=25.00' B=S67°06'34"E C=32.79'
P.O.B.
A=181.00' R=603.00' B=S80°28'00"E C=180.61'
A=156.45' R=331.89' B=S58°38'16"E C=155.00'
40' BUILDING SETBACK LINE (PER F.M.)
100' RIPARIAN BUFFER (AT ITS LEAST)
125' BUILDING SETBACK LINE (PER F.M.)
50' WIDE CONSERVATION EASEMENT
STONE DAM
BROOK
TOWNSHIP OF MENDHAM MORRIS COUNTY, NEW JERSEY
BOROUGH OF BERNARDSVILLE SOMERSET COUNTY, NEW JERSEY
CERTIFIED TO:
- ANDREJ LIOLE
- AFFINITY FEDERAL CREDIT UNION, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR
- HERITAGE ABSTRACT COMPANY (TITLE No. H-103009)
- WESTCOR LAND TITLE INSURANCE COMPANY
- NOELLE K. MISH, ESQ.
F.M. No. 2532
NOTES:
1. THIS SURVEY IS PREPARED SPECIFICALLY FOR THE INDIVIDUALS IN THE TITLE AND/OR CERTIFICATION. THE UNDERSIGNED WILL NOT BE RESPONSIBLE FOR ANY ASSIGNMENT OF THIS SURVEY TO ANY PERSON NOT SO NAMED.
2. SUBJECT TO SUCH STATE OF FACT THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
3. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
4. UNDERGROUND UTILITIES ARE NOT DEPICTED. THE LACK OF UTILITY INFORMATION DOES NOT DENY THE EXISTENCE OF SAME. REFERENCE TO THE APPROPRIATE UTILITY AUTHORITY SHOULD BE MADE TO VERIFY THE PRESENCE OR EXISTENCE OF SAME.
5. DEED REFERENCED BOOK 8109 PAGE 1947, FILED IN THE SOMERSET COUNTY CLERK'S OFFICE.
6. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE DOMESTIC DECK PURSUANT TO P.L. 2003, C. 16 (N.J.S.A. 46:23-9.9) AND (N.J.A.C. 13:40-5.1(b)).
JAMES P. DEADY SURVEYOR, LLC
PROFESSIONAL LAND SURVEYING SERVICES
595 SOUTH 22 EAST, ONE SALEM SQUARE
SUITE 202 WEST
WHITEHOUSE STATION, NJ 08889
(908) 534-0145 (908) 534-0147 FAX
REVISIONS DATE
Scale 1"=30'
Date: 08/20/18
Dwn. By: M.K.
Chkd By: J.C.R.
FILE: 1803-277-1
BK 375 PG 80
SURVEY OF
TAX LOT 4.19
BLOCK 8
LOCATED IN THE
BOROUGH OF BERNARDSVILLE
SOMERSET COUNTY, NEW JERSEY
BY: John C. Ritt
John C. Ritt N.J.P.L.S. Lic. No. 24GS04324100
Certificate No. 24GS28129000
TOPOGRAPHIC SURVEY