



PREPARED FOR: PAUL D. GRAVES, Single

TITLE INSURER: ACRES LAND TITLE AGENCY, INC. (334972)
CHICAGO TITLE INSURANCE COMPANY

SETTLEMENT AGENT: A ABSOLUTE ESCROW SETTLEMENT CO., INC.

MORTGAGE HOLDER: RAYMOND JAMES BANK, N.A.,
its successors and/or assigns, as their interest may appear.

BUYER'S ATTORNEY: EVAN DRACHMAN, Esquire

DISCUSSION TOPIC: FENCE LOCATED
WITHIN 5' WIDE SEWER R.O.W. PER
DB 1961 PG 476.

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 1/30/23 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 24435 PG 10360

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

SURVEY OF PROPERTY

LOT 7

BLOCK 90

TOWNSHIP OF CHATHAM

COUNTY OF MORRIS

NEW JERSEY

DAVID J. VON STEENBURG

PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

Scale:	Drawn By:	Date:	JOB #.	CAD File #	Sheet #
1"=20'	MS	1/30/23	23-00485	23-00485	1 OF 1