

FILED MAP 303A

HERNING AVENUE

(50' WIDE RIGHT-OF-WAY)

N09°55'00"W 35.00'

MANHOLE
ELEV: 70.0'

NOTE:
1. ELEVATIONS ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. A CONSTANT SHIFT OF -1.05' IS NEEDED TO CONVERT ELEVATIONS TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).

2. PARCEL RESTS IN THE FLOODWAY AS SHOWN ON REF 3, THE FLOOD HAZARD AREA DESIGN FLOOD ELEVATION SCALES AT ELEVATION 71.9' NGVD 1929.

3. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OTHER MUST BE ESTIMATED. IF ANY UNDER GROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD, AND MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MAPS DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. BEHAR SURVEYING ASSOCIATES DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED

REFERENCES:

1. "SURVEY FOR THE PROPERTY LOCATED AT 101 HERNING AVENUE, TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY", PREPARED BY BEHAR SURVEYING ASSOCIATES, PC DATED JUNE 25, 2018

2. "PARKVIEW ESTATES, CRANFORD -N.J., SECTION ONE", FILED IN THE UNION COUNTY CLERK'S OFFICE ON MARCH 4, 1942 AS MAP NO. 303A

3. "STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION DIVISION OF WATER RESOURCES DELINEATION OF FLOODWAY AND FLOOD HAZARD AREA, TOWNSHIP OF CRANFORD, NJ (UNION CO.), SHEETS 1-6

TOPOGRAPHIC SURVEY LOCATED AT:

101 HERNING AVENUE, TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY

TAX LOT/BLOCK: 208/14

SCALE: 1"=20'

DEED BOOK/PAGE: 5984/796

ORDER NUMBER: BSA-19365

DATE: MARCH 22, 2023

TITLE NUMBER: N/A

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH

THE INFORMATION SHOWN CORRECTLY REPRESENTS THE CONDITIONS FOUND AT THE SITE ON THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE OF THE FOUND AND NOT VISIBLE.

NO ATTEMPT SHOULD BE MADE TO PHYSICALLY ESTABLISH THE LOCATION OF BOUNDARY LINES FOR THE PURPOSE OF CONSTRUCTION OF PERMANENT IMPROVEMENTS BY USING DIMENSIONS SHOWN ON THE SURVEY OR SCALED DISTANCES HEREON

THIS MAP OR ANY PART THEREOF IS NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT BY BEHAR SURVEYING ASSOCIATES, PC.

COPIES OF THIS PLAN WITHOUT AN ORIGINAL SIGNATURE AND IMPRESSION SEAL ARE NOT VALID.

THIS CERTIFICATION IS MADE ONLY TO HEREON NAMED PARTIES FOR PURCHASE OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY 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 A SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

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)

THIS SURVEY IS CERTIFIED AS HAVING BEEN PREPARED UNDER MY DIRECT SUPERVISION TO THE FOLLOWING:

1. SEAN SWIFT AND LAUREN KING



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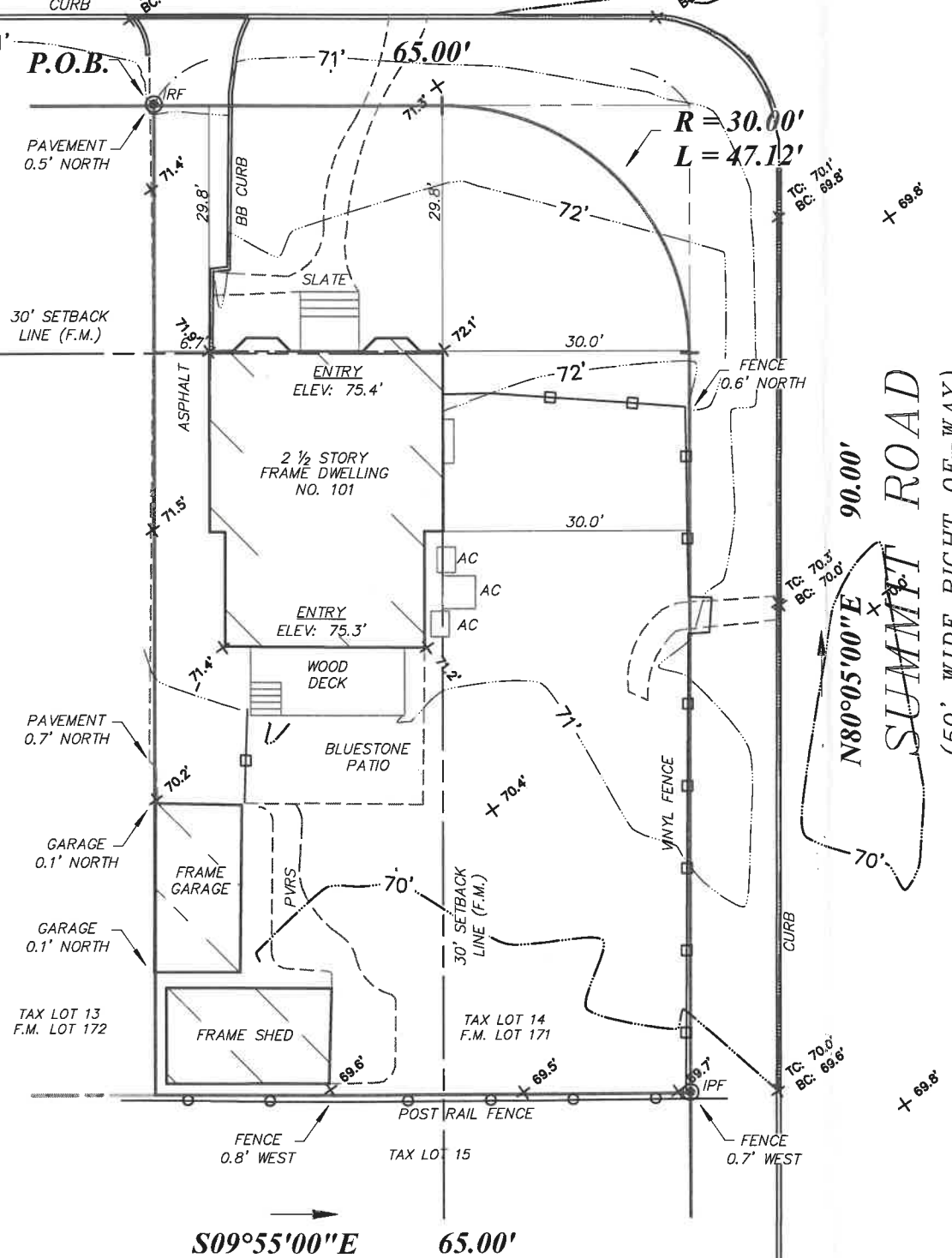
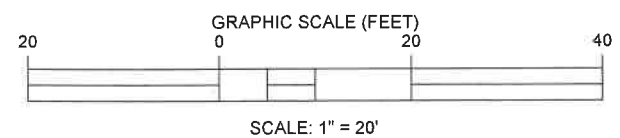
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LEGEND:

- AI : AREA INACCESSIBLE
- AWN : AWNING
- BC : BOTTOM OF CURB
- BLDG: BUILDING
- BLRD: BOLLARD
- (C) : CAPPED MARKER
- CB : CATCHBASIN
- CLF : CHAIN LINK FENCE
- CNC : CONCRETE
- C/O : CLEAN-OUT
- DWG : DWELLING
- DWS : DETECTIBLE WARNING SURFACE
- (D) : DEED DIMENSION
- DC : DEPRESSED CURB
- GUY : GUY WIRE
- HTCH: CELLAR HATCH
- HYD: HYDRANT
- IRS/F: IRON ROD SET/FOUND
- IPF : IRON PIPE FOUND
- ☆ : LIGHT POLE
- Ⓜ : MANHOLE
- (M) : MEASURED DIMENSION
- ⊕ : MONITORING WELL
- MON : MONUMENT
- MNS/F: MAG-NAIL SET/FOUND
- MTF : METAL/IRON FENCE
- OHW : OVERHEAD WIRES
- POB : POINT OF BEGINNING
- S/TS: STAKE & TACK SET
- ⊙ : SURVEY MARKER
- TC : TOP OF CURB
- Ⓢ : UTILITY POLE
- VYF : VINYL FENCE
- XCS/F: CROSS CUT SET/FOUND
- (W) : WASHER MARKER
- WDF : WOOD FENCE



MANHOLE
ELEV: 69.7