

**GENERAL NOTES:-**

1. THE PREMISES SHOWN HEREON WERE SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO SUCH FACTS AS A CURRENT TITLE SEARCH MAY DISCLOSE. THE PROPERTY ALSO MAY BE SUBJECT TO THE FOLLOWING:
  - A.) RIGHTS OF CLAIMS OF PARTIES IN POSSESSION SHOWN BY THE PUBLIC RECORD.
  - B.) RIGHTS OF CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD.
  - C.) EASEMENTS OR CLAIMS OF EASEMENTS, SHOWN BY THE PUBLIC RECORD.
  - D.) EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORD.
2. NO DETERMINATIONS HAVE BEEN MADE REGARDING UNDERGROUND UTILITIES WHICH MAY EXIST, UNLESS AS SHOWN.
3. NO DETERMINATIONS HAVE BEEN MADE REGARDING HAZARDOUS MATERIAL CONDITIONS.
4. NO DETERMINATIONS HAVE BEEN MADE REGARDING WETLANDS LOCATION.
5. PROPERTY IS SITUATED IN FLOOD ZONE X (BASE FLOOD ELEVATIONS DETERMINED) PER A PLAN ENTITLED "FIRM" FLOOD INSURANCE RATE MAP, FOR THE TOWNSHIP OF CRANFORD COMMUNITY/PANEL NO. 340201 0032 F.F. MAP NO. 3403900032 EFFECTIVE DATE SEPTEMBER 20th, 2006.
6. PLANIMETRIC FEATURES SHOWN HEREON HAVE BEEN DRAWN IN ACCORDANCE WITH FIELD SURVEY PERFORMED BY HARBOR CONSULTANTS, INC., DECEMBER 22, 2017.
7. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO CONSTRUCTION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS.
8. TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN DRAWN IN ACCORDANCE WITH FIELD SURVEY PERFORMED BY HARBOR CONSULTANTS, INC., DECEMBER 22, 2017.

**DESCRIPTION:-**

BEING KNOWN AND DESIGNATED AS LOTS 9 & 10 IN BLOCK 457 ON THE TOWNSHIP OF CRANFORD TAX ASSESSMENT MAP.  
BEING MORE COMMONLY KNOWN AS NO. 545 & 545A LEXINGTON AVENUE, TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY

**NOTES:-**

1. REFERENCES WERE MADE TO: DEED BOOK 4265, PAGE 123 AND DEED BOOK 6369, PAGE 679
  2. AT THE REQUEST OF THE OWNERS, PROPERTY CORNERS WERE NOT SET AT THIS TIME.
  3. DIMENSIONS AS SHOWN ARE NOT INTENDED FOR THE CONSTRUCTION OF FENCES OR PERMANENT STRUCTURES.
  4. OFFSETS SHOWN ARE MEASURED FROM THE FRAME OF THE STRUCTURE PERPENDICULAR TO THE PROPERTY LINE, UNLESS OTHERWISE NOTED.
- CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.

**CERTIFICATION:-**

I CERTIFY THAT THIS PLAN IS THE RESULT OF A FIELD SURVEY MADE ON DECEMBER 22, 2017, BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS."  
THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.  
SUBJECT TO SUCH FACTS AS AN ACCURATE TITLE SEARCH MAY DISCLOSE.

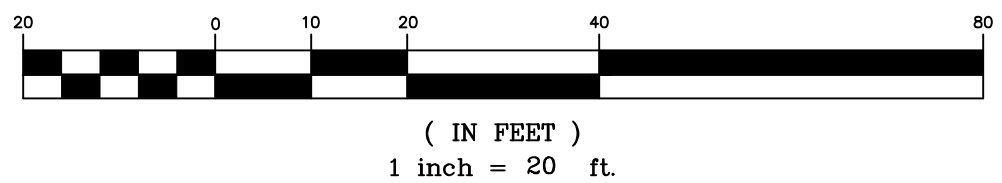
TO: J TAM & M TOG, LLC

**LEGEND**

- |     |                      |        |                       |
|-----|----------------------|--------|-----------------------|
| —+— | STREET SIGN          | ○      | IRON BAR FOUND        |
| —●— | CLEANOUT             | □      | MAILBOX               |
| ⊙   | SEWERY MANHOLE       | ⊙      | STREET TREE           |
| ⊙   | DRAINAGE MANHOLE     | x 0.00 | EXIST. SPOT ELEVATION |
| —   | CATCH BASIN          | - - -  | EXISTING CONTOUR LINE |
| —   | CATCH BASIN          | —      | GAS LINE              |
| ⊙   | SOIL BORING          | —      | WATER LINE            |
| ⊙   | GUY WIRE             | ⊙      | GAS VALVE             |
| ⊙   | UTILITY POLE         | ⊙      | WATER VALVE           |
| ⊙   | P.K. NAIL FOUND      | ⊙      | FIRE HYDRANT          |
| ⊙   | CONC. MONUMENT FOUND | ⊙      | LIGHT POST            |

ELEVATIONS SHOWN ARE BASED ON NAVD 88

**GRAPHIC SCALE**



REV.	DATE	DESCRIPTION	CHK'D.	APP'VD



**Harbor Consultants Inc.**  
Engineers & Surveyors  
320 NORTH AVENUE EAST  
CRANFORD, N.J. 07016  
Phone (908) 276-2715 Fax (908) 709-1738  
Email: info@hcg.net

545A & 549 LEXINGTON AVENUE  
BOUNDARY & TOPOGRAPHIC SURVEY  
LOTS 8 & 9, BLOCK 457  
TOWNSHIP OF CRANFORD UNION COUNTY NEW JERSEY  
SCALE: DATE: DESIGNED BY: DRAWN BY: WORK FILE:  
1"=20' 07/07/2023 V.E.V. A.M. 2022167 Existing

**VICTOR E. VINEGRA**  
PROFESSIONAL ENGINEER & LAND SURVEYOR  
NEW JERSEY LICENSE NO. 34460  
CERTIFICATE OF AUTHORIZATION NO. PROJECT NO:  
24GA27962100 2022167

COPYRIGHT © 2023 HARBOR CONSULTANTS INC. ALL RIGHTS RESERVED.  
 THE CONTENTS OF THIS DOCUMENT ARE THE PROPERTY OF HARBOR CONSULTANTS INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HARBOR CONSULTANTS INC. IS FORBIDDEN.  
 DATE: 07/07/23