

THIS SURVEY DOES NOT DETERMINE THE EXISTENCE, NON-EXISTENCE OR LOCATION OF WETLANDS OR OTHER ENVIRONMENTAL CONDITIONS.

THIS SURVEY IS CERTIFIED ONLY TO THE PARTIES SHOWN HEREON AND IS NOT TRANSFERABLE.

OFFSETS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.

UNDERGROUND IMPROVEMENTS AND/OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON, NOR ARE ANY EASEMENTS NOT RECORDED OR SPECIFIED IN THE TITLE SEARCH SUPPLIED.

NOT RESPONSIBLE FOR CORNER MARKERS NOT SET BY THIS FIRM.

CAUTION: IF THIS DOCUMENT DOES NOT HAVE A RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO PL 2003, C.14 (C45B-36.3) & NJAC 13:40 - 5.1 (d)

DESCRIPTION: BEING KNOWN AS LOT 39, BLOCK 1 ON A MAP ENTITLED;
 " MAP OF LEXINGTON HILLS, SECTION NO. 2" .
 MAP FILED DECEMBER 1, 1938 AS MAP NO. 276-A.

RECEIVED

SEP 16 2021

PLANNING & ZONING OFFICE
 TOWNSHIP OF CRANFORD

THIS SURVEY IS CERTIFIED TO:
 ANDREW B. RUBIN & KATE RUBIN,
 HUSBAND & WIFE

PHH HOME LOANS, LLC D/B/A COLDWELL BANKER HOME LOANS , ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR

ACRES LAND TITLE AGENCY, INC (269100)

CHICAGO TITLE INSURANCE COMPANY


RICHARD C. SHERMAN ESQ.
 SHERMAN & SHERMAN

NOTE: SURVEY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF PUBLIC RECORD AND AS CONTAINED IN A TITLE SEARCH INCLUDING BUT NOT LIMITED TO THE RIGHTS OF THE TOWNSHIP OF CRANFORD , THE STATE OF N.J. AND THE FEDERAL GOVERNMENT TO EFFECT RIPARIAN/LITTORAL/WETLAND RIGHTS OR GRANTS ON THE PREMISES.

NOTE: SURVEY SUBJECT TO EASEMENTS, RESTRICTIONS AND AGREEMENTS OF PUBLIC RECORDS AND AS CONTAINED IN A TITLE SEARCH INCLUDING BUT NOT LIMITED TO PERMITTED USES, BUILDING SETBACKS, AND MAXIMUM LOT COVERAGE. * NOT PROVIDED

NOTE: EXACT LOCATION OF SEWER(S) CAN NOT BE DETERMINED.

NOTE: EXACT LOCATION OF UNDERGROUND UTILITIES CAN NOT BE DETERMINED.

PROPERTY SITUATED IN THE TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY			
PLAN OF SURVEY OF TAX MAP LOT 40 BLOCK 436			
WILLIAM HELD ASSOCIATES, INC. LICENSED LAND SURVEYORS 215 ELMER ST. WESTFIELD, N.J. 07090 Ph 908-232-3535 Fax 908-232-5380 WWW.HELDASSOCIATES.COM	DRAWN BY	CHECKED BY	DATE
	CS	JH	06/11/2014
	BOOK 47		SCALE
	PAGE 24		1" = 20'
 JACK L. HELD - LICENSED LAND SURVEYOR N.J.P.L.S. LIC. NO. 33104 N.J.P.P. LIC. NO. 3859 06-11-14			
CERTIFICATE OF AUTHORIZATION : 24GA28054200			