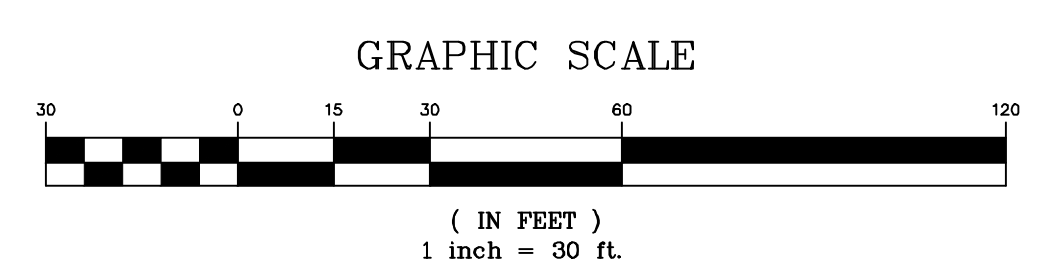


NOTES AND REFERENCES:

- BOROUGH OF MENDHAM TAX MAPS.
- DEEDS AS REFERENCED ON THIS MAP.
- FILED MAP #1273 TITLED "GENERAL PLAN IN THE SUBDIVISION AND DEVELOPMENT OF LANDS OF H. RUFUS EPPLER, KNOWN AS SPRING HILL FARM, BOROUGH OF MENDHAM, MORRIS COUNTY, NJ" RECORDED IN THE MORRIS COUNTY CLERK'S OFFICE ON 8/17/1951.
- FILED MAP #2018051797 TITLED "FINAL MAP, KETCHUM PROPERTY, LOT 4 - BLOCK 2301, TAX MAP SHEET 23, BOROUGH OF MENDHAM, MORRIS COUNTY, NEW JERSEY" PREPARED BY YANNACCONE, VILLA & ALDRICH, LLC, AND RECORDED IN THE MORRIS COUNTY CLERK'S OFFICE IN PLAT BOOK 9, PAGE 36 ON 9/12/2018
- MAP OF SUBJECT PROPERTY TITLED "TITLE SURVEY, BOROUGH OF MENDHAM, MORRIS COUNTY, NEW JERSEY" PREPARED BY LOUIS R. PUPOLO III, DATED 7/11/2003.
- UNDERGROUND UTILITIES SERVING THE SUBJECT PROPERTY ARE SHOWN BASED UPON SURFACE EVIDENCE AND AVAILABLE RECORD DOCUMENTS FURNISHED. THE LACK OF UNDERGROUND UTILITY INFORMATION DOES NOT DENY THE EXISTENCE OR ABSENCE OF SAME. THE APPROPRIATE UTILITY COMPANY SHOULD BE CONTACTED TO CONFIRM THE EXISTENCE OR ABSENCE OF SAME AND FOR A FIELD MARKOUT OF ALL UTILITIES PRIOR TO CONSTRUCTION. A FIELD MARKOUT MAY BE REQUESTED BY CALLING (800) 272-1000.
- TITLE REPORT PREPARED BY ALL JERSEY ABSTRACT, LLC AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY, FILE NUMBER AJA3122, COMMITMENT DATE 9/15/22.
- OFFSETS SHOWN HEREON SHOULD NOT BE USED AS THE BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.
- OUTBOUND CORNER MARKERS HAVE NOT BEEN SET AND A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO PL 2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d).
- HORIZONTAL DATUM IS NAD 83 AND VERTICAL DATUM IS NAVD 88 PER GPS/RTK OBSERVATIONS TAKEN BY DYKSTRA WALKER DESIGN GROUP IN DECEMBER 2022 (SPECTRA PRECISION SP60/GEOD 18/COMBINED SCALE FACTOR 0.99987071).
- TOPOGRAPHIC SURVEY OF ROADWAYS, DRIVEWAY AND IMPROVED AREA SURROUNDING HOUSE WAS PERFORMED BY DYKSTRA WALKER DESIGN GROUP USING GROUND SURVEYING METHODS. REMAINDER OF TOPOGRAPHIC INFORMATION IS BASED ON USGS LIDAR DATA.
- THE PRIVATE ROADWAY KNOWN AS HORSESHOE BEND ROAD IS DEFINED ON FILED MAP #1273 AS A 25' WIDE RIGHT-OF-WAY. BOROUGH OF MENDHAM TAX MAPS NOTE SAID RIGHT-OF-WAY WITH A WIDTH OF 50'. NO ADDITIONAL DEDICATION INFORMATION WAS FOUND DURING THE PREPARATION OF THIS SURVEY TO SUGGEST THE RIGHT-OF-WAY WAS LEGALLY WIDENED FROM 25' TO 50'. THE PHYSICAL ROADWAY DOES CROSS OUTSIDE THE RIGHT-OF-WAY LIMITS.

BLOCK 2301
LOT 3.01
DB 3814/146



DYKSTRA WALKER DESIGN GROUP PA
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
21 BOWLING GREEN PARKWAY, SUITE 204 - LAKE HOPATCONG, NJ 07849
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WWW.DYKSTRAWALKER.COM

KENNETH D. DYKSTRA
PROFESSIONAL ENGINEER AND LAND SURVEYOR N.J. LIC. No. 24603292700

DATE	REVISION

BOUNDARY AND TOPOGRAPHIC SURVEY PLAN

BLOCK 2401, LOT 28
#465 CHERRY LANE
BOROUGH OF MENDHAM
MORRIS COUNTY NEW JERSEY

SCALE: 1" = 30'
JOB NO.: 22208
DRAWN BY: KJO
CHECKED BY: KDD
DATE: 12/29/22
SHEET No. 1 of 1

J:\kdh\PROJECTS\22208\Fig\Bound_Top_22208.dwg 12/29/22 08:16:42AM keth.Layout:4x36 DWG