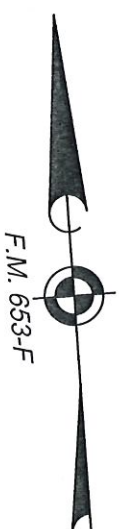


YALE AVENUE
(60' R.O.W.)



N 03°55'00" E 100.00'

CAPPED REBAR FOUND

CHAIN LINK FENCE (TYP.)

P.O.B. CAPPED REBAR FOUND

20' DRAINAGE EASEMENT (PER F.M.)

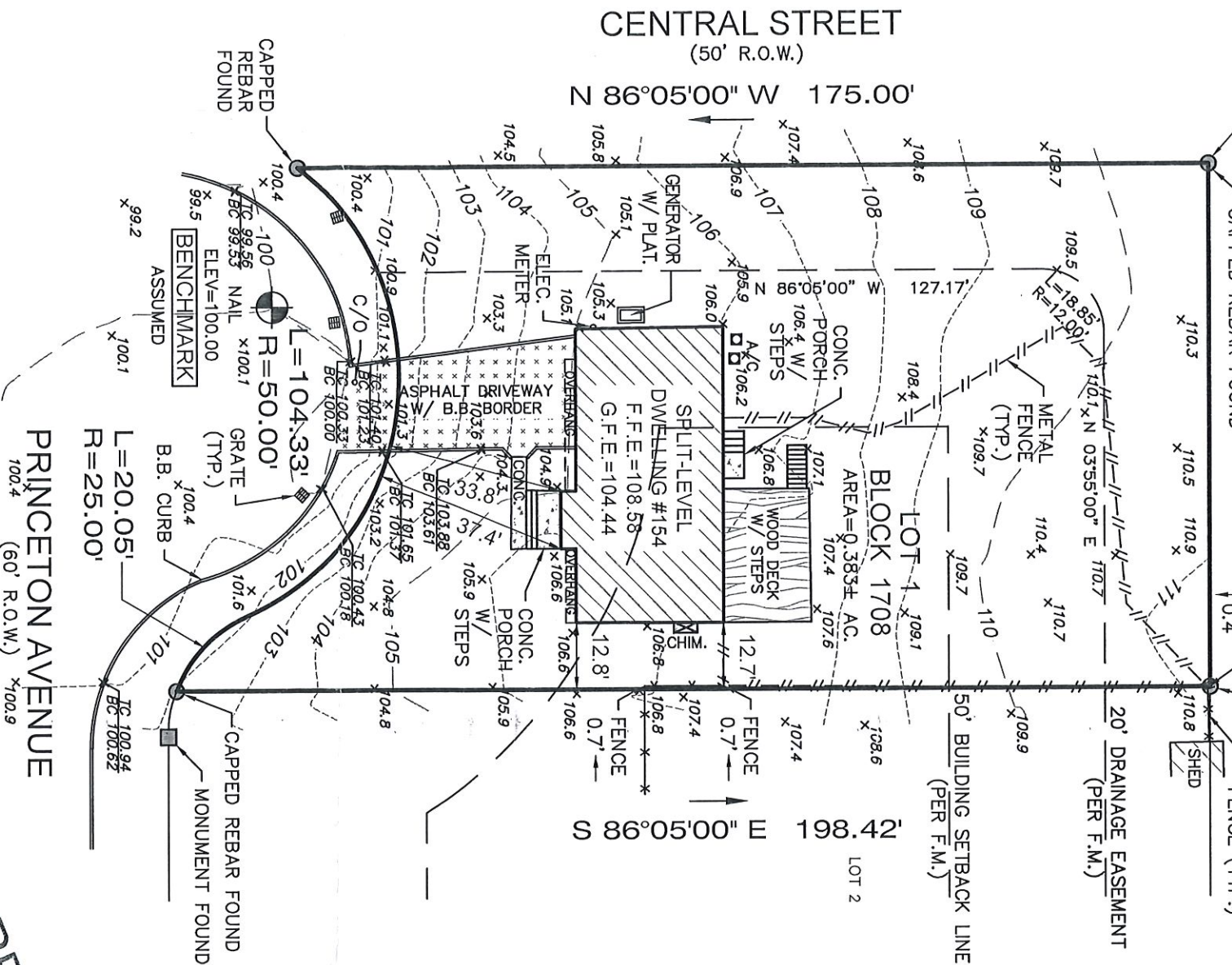
METAL FENCE (TYP.)

50' BUILDING SETBACK LINE (PER F.M.)

CENTRAL STREET
(50' R.O.W.)

N 86°05'00" W 175.00'

S 86°05'00" E 198.42'



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DISCUSSION TOPIC:
DWELLING CROSSES BUILDING
SETBACK LINE (PER F.M.)

Filed Map Reference: FINAL MAP, PRINCETON ESTATES, TOWNSHIP OF BERKELEY HEIGHTS, UNION COUNTY, N.J.
Filed Map Block: 1 Filed Map Lot: 1 Filing Date: 12/18/1959 Filed Map No. 653-F

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 7/27/20 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 IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.
- BUILDING SETBACK LINES SHOWN HEREON ARE FROM RECORDED DEEDS AND FILED MAPS AND MAY NOT REFLECT CURRENT ZONING REQUIREMENTS.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(D))

DB 6170 PG 718

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BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 1
BLOCK 1708
TOWNSHIP OF BERKELEY HEIGHTS
COUNTY OF UNION
NEW JERSEY

DAVID J. VON STEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

Scale: 1"=30'	Drawn By: DAP	Date: 7/27/20	JOB #: E20-00267	CAD File #: TOPO	Sheet #: 1 OF 1
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