

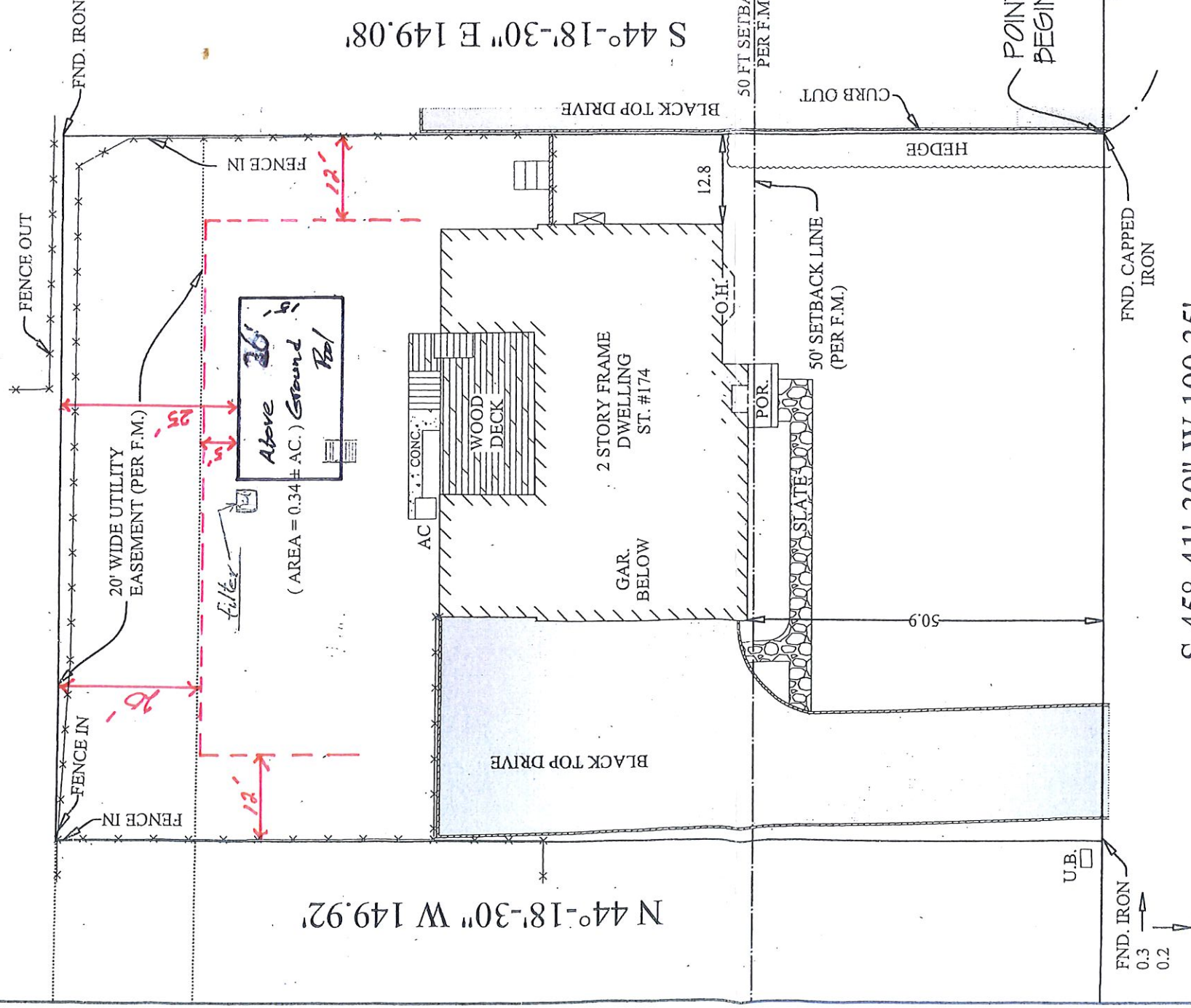
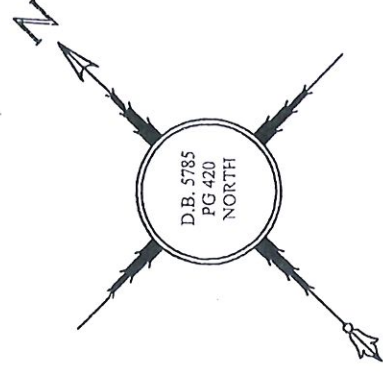
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PLANNING ZONING & ENGINEERING

DESCRIPTION : BEING KNOWN AS LOT 12B-1 BLOCK 238 ON A MAP ENTITLED "FINAL MAP, SECTION 2, SHERBROOK EAST". MAP FILED DECEMBER 21, 1970 AS MAP NO. 662-D.

N 46°-10'-20" E 100.35'



S 45°-41'-30" W 100.35'  
# 174 MAPLE AVENUE ( 50.00' )

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 BERKELEY HEIGHTS, 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.  
EXACT LOCATION OF UNDERGROUND UTILITIES CAN NOT BE DETERMINED.  
THIS SURVEY DOES NOT DETERMINE THE EXISTENCE, NON-EXISTENCE OR LOCATION OF WETLANDS OR OTHER ENVIRONMENTAL CONDITIONS.  
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.

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.

THIS SURVEY IS CERTIFIED TO:  
CORY ROTKEL AND CAROL FREDO, MARRIED  
PROSPECT MORTGAGE, LLC, ITS SUCCESSORS AND/OR ASSIGNS  
PRESTIGE TITLE AGENCY, INC.

PROPERTY SITUATED IN THE  
TOWNSHIP OF BEKELEY HEIGHTS,  
UNION COUNTY, NEW JERSEY

PLAN OF SURVEY OF TAX MAP  
LOT 13 BLOCK 1501

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
MH.	JHL	05/18/2012
BOOK 45	PAGE 23	SCALE 1" = 20'

10 scale +/-