

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. THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE.

N 47° 05' 00" E 70.00'

SOUTH MOUNTAIN RESERVATION  
BLOCK LIMIT

I.P. FND.  
1.0'

LOT 19

LOT 18  
BLOCK 8.02  
AREA=0.226± AC.

LOT 17

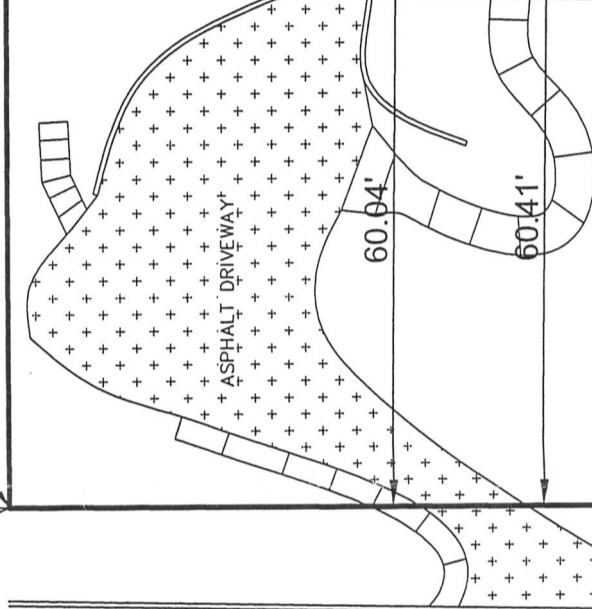
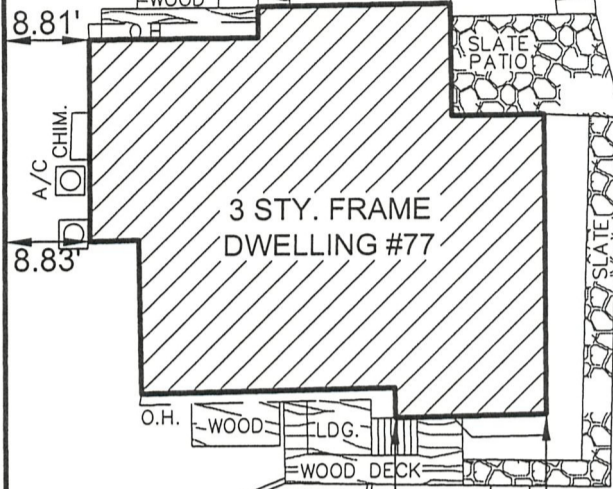
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CHAIN LINK FENCE (TYP.)

N 42° 43' 00" W 139.88'

S 42° 43' 00" E 140.78'



P.O.B.

CONC. CURB

S 47° 49' 00" W 70.00'

**COLLINWOOD ROAD**

(A.K.A. COLLINWOOD ROAD SOUTH)  
(50' R.O.W.)

**WYOMING AVENUE**

(75' R.O.W.)

PREPARED FOR: DENISE AUSTIN and PATRICK BOEN  
TITLE INSURER: FOUNDATION TITLE, LLC - LIVINGSTON (721-11842)  
STEWART TITLE GUARANTY COMPANY  
MORTGAGE HOLDER: CLASSIC NY MORTGAGE, LLC,  
its successors and/or assigns, as their interest may appear.  
CLOSING ATTORNEY: JEFFREY D. DOLLINGER, Esq.  
NOTES:

1. ALSO KNOWN AS LOT 18 IN BLOCK 8.02 ON THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF MAPLEWOOD.
2. COMMONLY KNOWN AS 77 COLLINWOOD ROAD, TOWNSHIP OF MAPLEWOOD, COUNTY OF ESSEX, STATE OF NEW JERSEY.

I declare that, to the best of my professional knowledge and belief, this map or plan made on 10/11/2013 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 or above ground encroachments, utilities, services lines or structures, wetlands, or riparian rights. Offset dimensions from structures to property lines shown hereon are not to be used to reestablish property lines. This survey is subject to a full and accurate title search, subject to restrictions and easement record and/or unrecorded. Property corners have not been set as per contractual agreement.(N.J.A.C. 13:40-5.1(d))

DB 5658/PG 178



**MORGAN ENGINEERING, LLC**

ENGINEERING & SURVEYING

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CERTIFICATE OF AUTHORIZATION: 24GA28229800

Web Site: www.morganengineeringllc.com

*Frank R. DeSantis*  
**FRANK R. DeSANTIS**

PROFESSIONAL LAND SURVEYOR  
N.J. LIC. No. 42001

**SURVEY OF PROPERTY**

Lot No. 18

Block No. 8.02

Township of Maplewood

County of Essex

New Jersey

Scale: 1"=20'	Drawn By: CAD'N	Date: 10/11/2013	JOB #: 13-0480	CAD File #: 13-0480N	Sheet #: 1 OF 1
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