

DISCUSSION TOPIC: THE WOOD
DECK IS LOCATED WITHIN THE
WETLANDS CONSERVATION
DEED RESTRICTION.

N 44°48'32" E 142.78'

LOT 1

LOT 16

WETLANDS
CONSERVATION DEED
RESTRICTION
(PER F.M.)

LOT 17
BLOCK 34022
AREA=0.207± AC.

LOT 18

10' WIDE MAINTENANCE EASEMENT
(PER DB 2039 PG 49)
N 70°28'05" W 103.44'

WOOD
DECK

20' REAR SETBACK
(PER F.M.)

2 STY. FRAME
DWELLING #21

COVERED
SLATE
PORCH

10' WIDE MAINTENANCE EASEMENT
(PER DB 2039 PG 49)
S 19°54'51" E 103.44'

25' FRONT YARD
SETBACK LINE
CAPPED IRON PIPE
FOUND

SLATE
WALK

IRON PIPE FOUND

P.O.B.

CONC. SIDEWALK

L=56.25'
R=63.75'

BELGIAN BLOCK CURB

CAMBRIDGE COURT
(50' R.O.W.)

RUTGERS LANE
(50' R.O.W.)

PREPARED FOR: QI CHANG

TITLE INSURER: TRIDENT LAND TRANSFER COMPANY (17rj03542)
TITLE RESOURCES GUARANTY COMPANY

MORTGAGE HOLDER: TRIDENT MORTGAGE,
its successors and/or assigns, as their interest may appear.

CLOSING ATTORNEY: PHILLIP S. BUZZELLI, Esquire
FULGINITI & ASSOCIATES, LLC

Filed Map Reference:
FINAL PLAT, WOODSEDGE

Filed Map Block:
34022

Filed Map Lot:
17

Filing Date:
05/03/1994

Filed Map No.
2998

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE 04/22/17 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 WETLANDS, 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 2039, PG 049

CERTIFICATE OF AUTHORIZATION: 245A1222600
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SURVEY OF PROPERTY

LOT 17

BLOCK 34022

TOWNSHIP OF MONTGOMERY

COUNTY OF SOMERSET

NEW JERSEY

DAVID J. WON STEENBURG

PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

Scale: 1"=20' Drawn By: MB Date: 9/22/17 JOB #: 17-08384 CAD File #: 17-08384.mdb Sheet #: 1 of 1