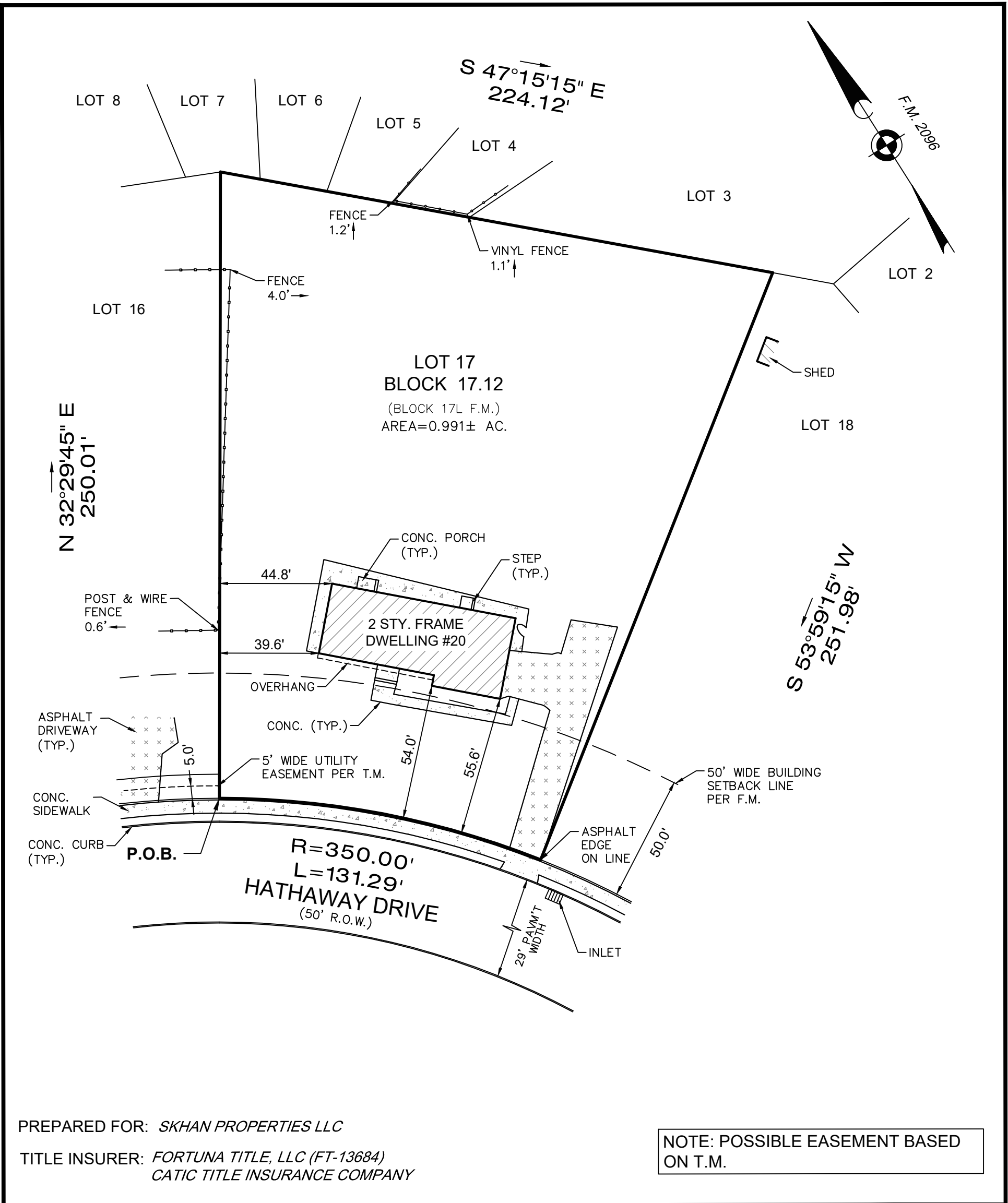
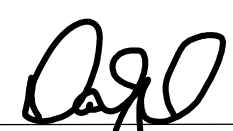




Filed Map Reference: FINAL PLOT, PRINCETON IVY ESTATES, SECTION 3, TWP. OF WEST WINDSOR, MERCER CO., N.J.		Filed Map Block: 17L	Filed Map Lot: 17	Filing Date: 7/2/1971	Filed Map No. 2096
IMPORTANT NOTES, PLEASE REVIEW: - I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 12/30/2024 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 DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORDED EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A TITLE REPORT PROVIDED BY THE TITLE INSURER REFERENCED HEREON. - 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))					
CERTIFICATE OF AUTHORIZATION: 24GA28229800					
 MORGAN engineering & surveying		P.O. BOX 5232 TOMS RIVER, N.J. 08754 TEL: 732-270-9690 FAX: 732-270-9691 www.morganengineeringllc.com			
 DAVID J. VON STEENBURG PROFESSIONAL LAND SURVEYOR N.J. LIC. No. 34500			SURVEY OF PROPERTY LOT 17 BLOCK 17.12 TOWNSHIP OF WEST WINDSOR COUNTY OF MERCER NEW JERSEY		
Scale: 1"=40'	Drawn By: RC	Date: 12/30/2024	JOB #: 24-10729	CAD File # 24-10729RC	Sheet # 1 OF 1