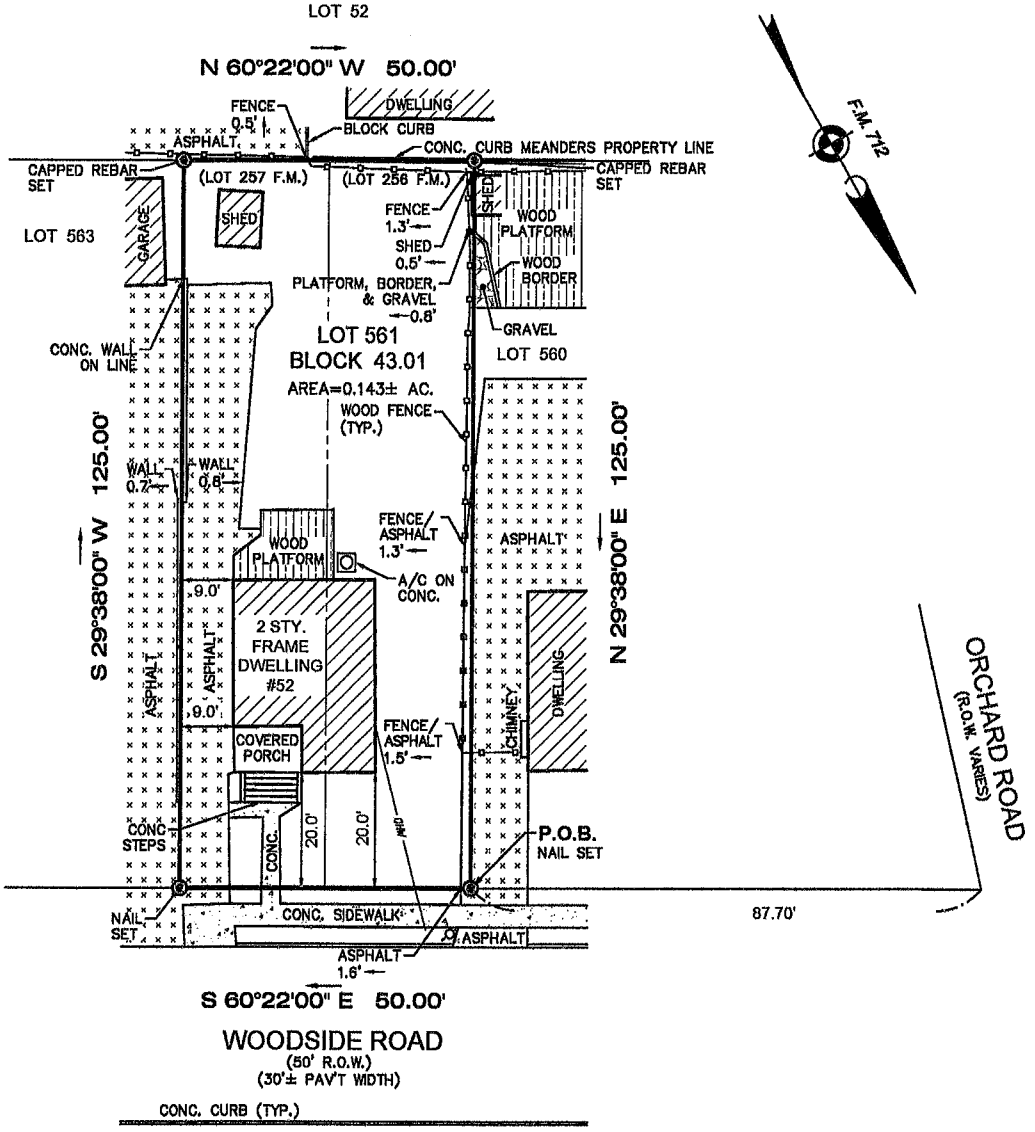

PREPARED FOR: *KENNETH GINSBURG*

TITLE INSURER: *ATLANTIC TITLE & SETTLEMENT SERVICE, LLC (ATS-17822)*
FIRST AMERICAN TITLE INSURANCE COMPANY

MORTGAGE HOLDER: *JPMORGAN CHASE BANK, N.A.,*
its successors and/or assigns, as their interest may appear.

BUYER'S ATTORNEY: *FRANK A. COPPA, Esquire*
THE LAW OFFICE OF FRANK COPPA, LLC

DISCUSSION TOPIC:
SHED, WOOD PLATFORM, BORDER, GRAVEL, ASPHALT & WALL CROSS BOUNDARY LINES.

Filed Map Reference:	Filed Map Block:	Filed Map Lot:	Filing Date:	Filed Map No.
MAP OF HILLCREST MANOR, SOUTH ORANGE, ESSEX COUNTY, N.J.		256 & 257	6/21/1920	712

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 10/17/23 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 RECORD 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.

INST #2022069037

CERTIFICATE OF AUTHORIZATION: 24GA28229800

MORGAN engineering & surveying

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

SURVEY OF PROPERTY

LOT 561 **BLOCK 43.01**

TOWNSHIP OF MAPLEWOOD

COUNTY OF ESSEX **NEW JERSEY**

Scale:	Drawn By:	Date:	JOB #:	CAD File #:	Sheet #:
1"=20'	SC	10/17/23	23-09072	23-09072	1 OF 1