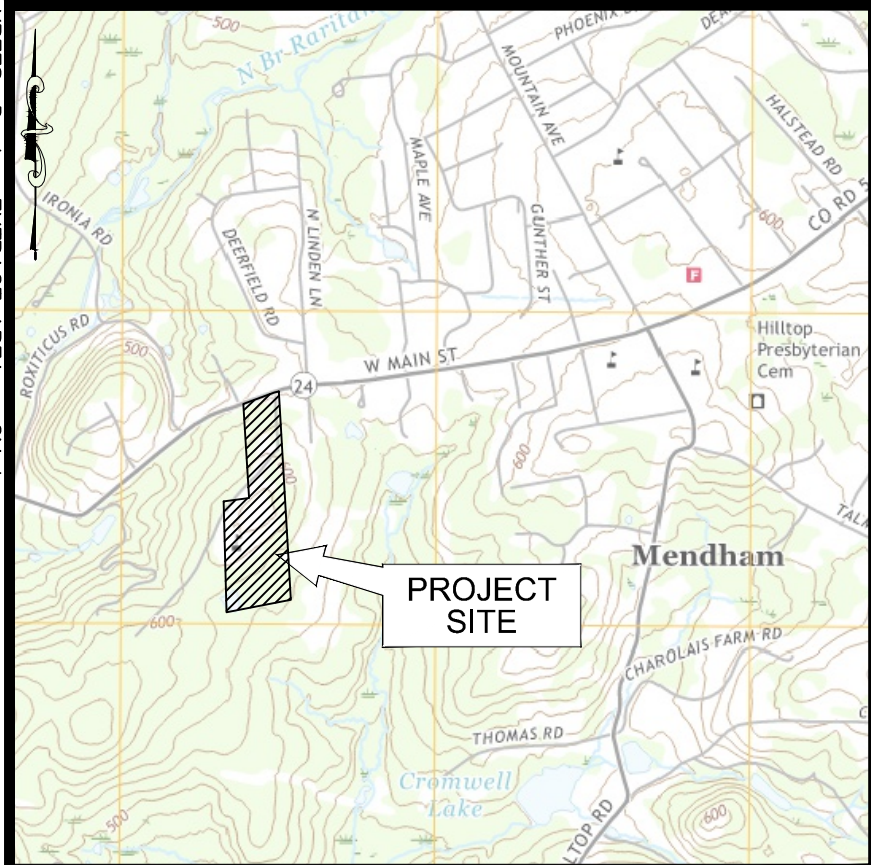
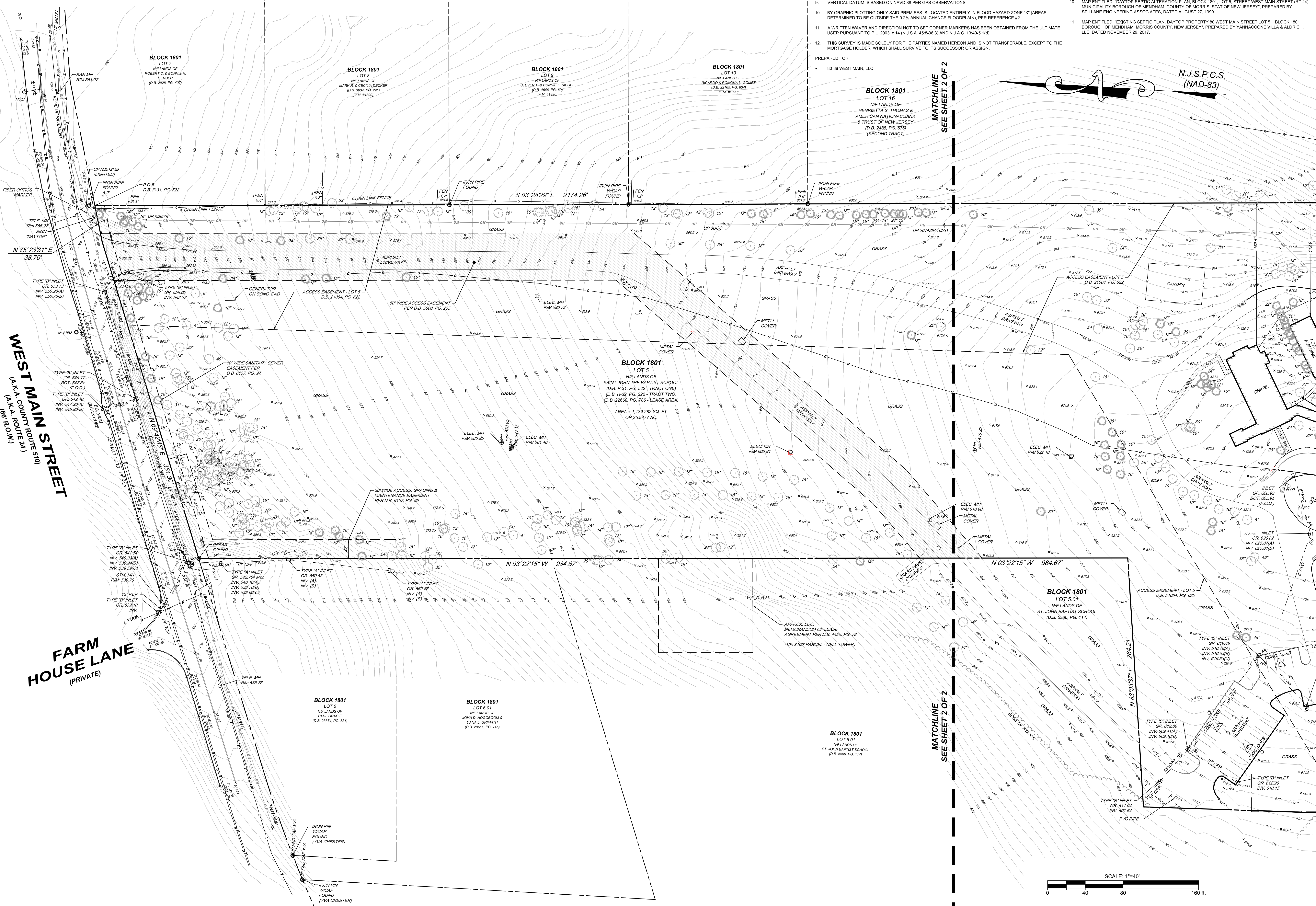




KEY MAP
SCALE: 1" = 2,000'

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



NOTES:

- I DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP AND SURVEY WERE MADE BY ME OR UNDER MY IMMEDIATE SUPERVISION IN ACCORDANCE WITH N.J.S.A. 13:40-5.1 AND THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT THE DATE OF THE SURVEY EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE AND IS SUBJECT TO FEDERAL, STATE, COUNTY, AND/OR MUNICIPAL RESTRICTIONS, INCLUDED IN THIS DECLARATION ARE THE FOLLOWING NOTES:
- THE MAKER OF THIS MAP IS NOT QUALIFIED TO MAKE A DETERMINATION AS TO THE ABSENCE OR PRESENCE OF ANY WETLANDS, CONTAMINATION OR OTHER ENVIRONMENTAL CONDITION WHICH MAY AFFECT THIS PROPERTY. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED BY THE FACT THAT NO EVIDENCE OF WETLANDS, CONTAMINATION OR OTHER ENVIRONMENTAL CONDITION IS BEING SHOWN ON THIS MAP.
- IF THIS SURVEY DOES NOT CONTAIN THE RAISED SEAL OF THE SURVEYOR, IT IS AN UNAUTHORIZED REPRODUCTION OF THE SURVEY.
- UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND OBSERVATIONS ONLY IN ACCORDANCE WITH FIELD MARK-OUTS AND/OR PHYSICAL LOCATIONS, CONNECTIONS BETWEEN STRUCTURES, IF SHOWN, ARE BASED ON SAID MARK-OUTS. OCCUPATIONS AND REFERENCES NOTED HEREON AND MAY NOT REPRESENT ACTUAL BELOW GROUND CONDITIONS.
- PROPERTY BEING KNOWN AS BLOCK 1801, LOT 5, BOROUGH OF MENDHAM, MORRIS COUNTY, NEW JERSEY.
- AREA BLOCK 1801, LOT 5 = 1,130,282 SQUARE FEET OR 25.9477 ACRES.
- CURRENT OWNER DEED FOR LOT 5 WAS RECORDED IN DEED BOOK P-31, PAGE 522 (TRACT ONE); DEED BOOK H-32, PAGE 322 (TRACT TWO) AND DEED BOOK 22668, PG. 786 (LEASE AREA).
- THE PROPERTY OFFSETS SHOWN ON THIS PLAN SHALL NOT BE USED AS THE BASIS FOR THE CONSTRUCTION OF FENCES OR ANY OTHER PERMANENT STRUCTURES.
- HORIZONTAL DATUM IS BASED UPON THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD83), PER GPS OBSERVATIONS.
- VERTICAL DATUM IS BASED ON NAVD 88 PER GPS OBSERVATIONS.
- BY GRAPHIC PLOTTING ONLY SAID PREMISES IS LOCATED ENTIRELY IN FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER REFERENCE #2).
- A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (N.J.S.A. 45:9-36.3) AND N.J.A.C. 13:40-5.1(d).
- THIS SURVEY IS MADE SOLELY FOR THE PARTIES NAMED HEREON AND IS NOT TRANSFERABLE, EXCEPT TO THE MORTGAGE HOLDER, WHICH SHALL SURVIVE TO ITS SUCCESSOR OR ASSIGN.

PREPARED FOR:
• 80-88 WEST MAIN, LLC

BLOCK 1801
LOT 16
NF LANDS OF
HENRIETTA S. THOMAS &
AMERICAN NATIONAL BANK
& TRUST OF NEW JERSEY
(D.B. 2488, PG. 676)
(SECOND TRACT)

MATCHLINE
SEE SHEET 2 OF 2

N.J.S.P.C.S.
(NAD-83)

REFERENCES:

- THE OFFICIAL TAX MAP FOR THE BOROUGH OF MENDHAM, MORRIS COUNTY, NEW JERSEY, SHEET 18 & 2.
- THE OFFICIAL TAX MAP FOR THE TOWNSHIP OF MENDHAM, MORRIS COUNTY, NEW JERSEY, SHEET 8.
- MAP ENTITLED, "FIRM FLOOD INSURANCE RATE MAP MORRIS COUNTY, NEW JERSEY (ALL JURISDICTIONS)" PANEL 288 OF 475, MAP NUMBER 3002008F, REVISED PRELIMINARY DATE FEBRUARY 26, 2016
- TITLE REPORT FOR 80-88 WEST MAIN STREET, MENDHAM, NJ, BLOCK 1801, LOT 5, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ISSUING AGENT, HERITAGE ABSTRACT COMPANY, FILE NUMBER: HW540820, WITH COMMITMENT DATE OF JULY 27, 2022.
- MAP ENTITLED, "MINOR SUBDIVISION LOTS 5.01 & 6 BLOCK 1801 BOROUGH OF MENDHAM LOT 21, BLOCK 104 TOWNSHIP OF MENDHAM, WEST MAIN STREET MORRIS COUNTY, NEW JERSEY, OVERALL MAP", PREPARED BY MURPHY & HOLLOWAY ASSOCIATES, INC., DATED JULY 25, 2001, SHEET 2 OF 5.
- MAP ENTITLED, "FINAL PLAT SUB-DIVISION OF PROPERTY OF LAURANCE M. & HELEN L. THOMPSON MENDHAM BOROUGH, MORRIS CO., N.J.", PREPARED BY RAYMOND SHARP, DATED OCTOBER 21, 1967, REVISED NOVEMBER 21, 1997 AND RECORDED IN THE MORRIS COUNTY CLERKS OFFICE ON APRIL 15, 1998 AS MAP #99134-E.
- MAP ENTITLED, "FINAL MAP THOMAS PROPERTY LOT 38, BLOCK 1801, LOTS 1, 2 & 3, BLOCK 2201 BOROUGH OF MENDHAM, MORRIS COUNTY, NEW JERSEY, LOTS 24 & 25, BLOCK 104, TOWNSHIP OF MENDHAM, MORRIS COUNTY, NEW JERSEY", PREPARED BY YANACCONI VILLA & ALDRICH, LLC, DATED JANUARY 4, 2008, LAST REVISED APRIL 30, 2008 AND RECORDED IN THE MORRIS COUNTY CLERKS OFFICE ON MAY 29, 2008 AS MAP #99134-E.
- MAP ENTITLED, "ROUTE 24 - MENDHAM ROAD DRAINAGE & RESURFACING, MENDHAM TOWNSHIP & MENDHAM BORO, MORRIS COUNTY, NJ", PREPARED BY COUNTY OF MORRIS ENGINEERING DEPARTMENT, DATED AUGUST 26, 1983, SHEETS 4 & 5 OF 10.
- WETLANDS SKETCH PREPARED BY ENVIRONMENTAL TECHNOLOGY INC., DATED AUGUST 19, 2022.
- MAP ENTITLED, "DAYTOP SEPTIC ALTERATION PLAN, BLOCK 1801, LOT 5, STREET WEST MAIN STREET (RT 24) MUNICIPALITY BOROUGH OF MENDHAM, COUNTY OF MORRIS, STAT OF NEW JERSEY", PREPARED BY SPILLANE ENGINEERING ASSOCIATES, DATED AUGUST 27, 1999.
- MAP ENTITLED, "EXISTING SEPTIC PLAN, DAYTOP PROPERTY 80 WEST MAIN STREET LOT 5 - BLOCK 1801, BOROUGH OF MENDHAM, MORRIS COUNTY, NEW JERSEY", PREPARED BY YANACCONI VILLA & ALDRICH, LLC, DATED NOVEMBER 28, 2017.

LEGEND

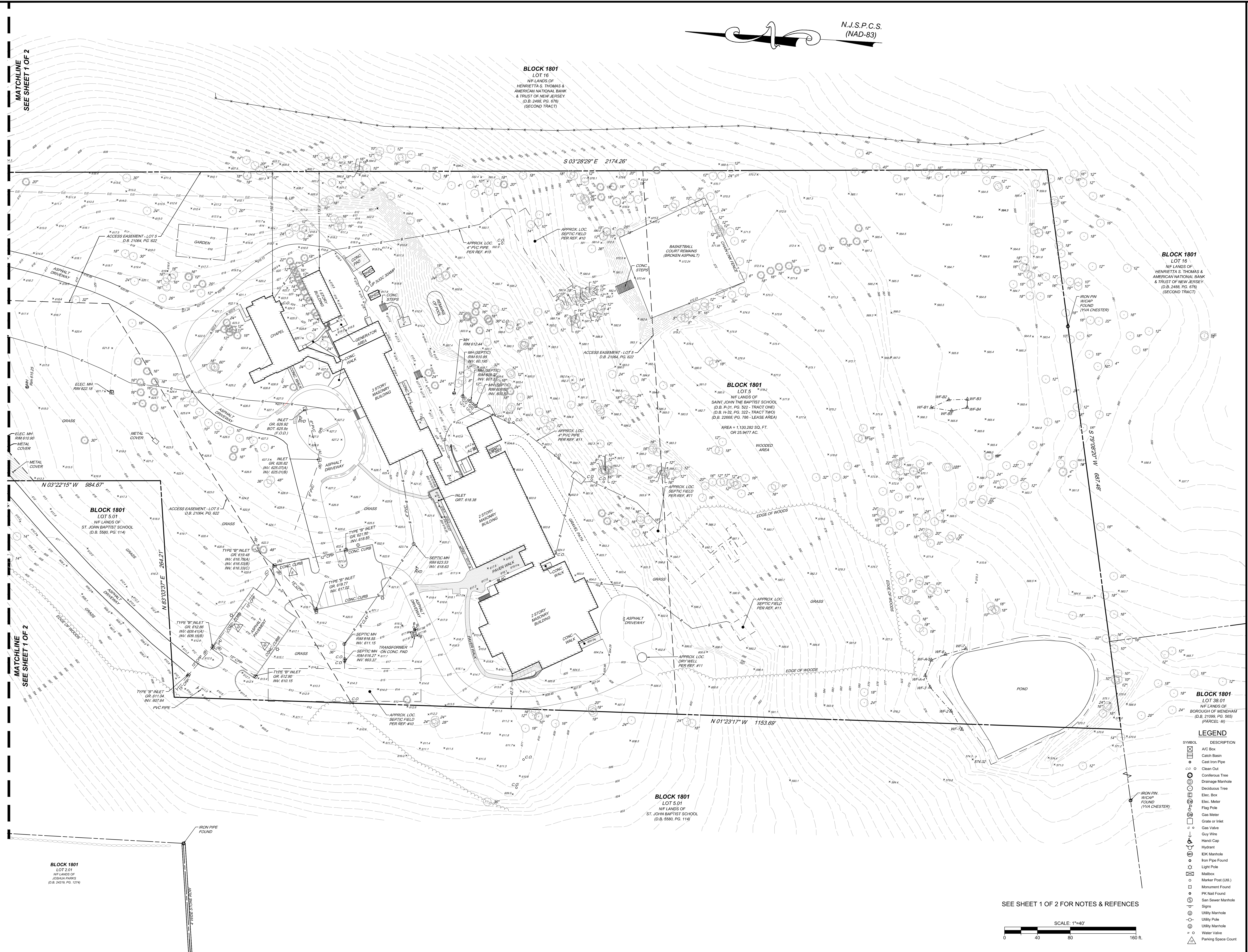
- | SYMBOL | DESCRIPTION |
|--------|---------------------|
| | A/C Box |
| | Catch Basin |
| | Cast Iron Pipe |
| | Clean Out |
| | Coniferous Tree |
| | Drainage Manhole |
| | Deciduous Tree |
| | Elec. Box |
| | Elec. Meter |
| | Flag Pole |
| | Gas Meter |
| | Grate or Inlet |
| | Gas Valve |
| | Guy Wire |
| | Hand Cap |
| | Hydrant |
| | Water Meter |
| | Iron Pipe Found |
| | Light Pole |
| | Mailbox |
| | Marker Post (URL) |
| | Monument Found |
| | PK Nail Found |
| | Sign |
| | Utility Manhole |
| | Utility Pole |
| | Utility Manhole |
| | Water Valve |
| | Parking Space Count |

Bowman

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BOUNDARY & TOPOGRAPHIC SURVEY
80-88 WEST MAIN, LLC
BLOCK 1801, LOT 5
80-88 WEST MAIN STREET (A.K.A. COUNTY ROUTE 24)
BOROUGH OF MENDHAM
MORRIS COUNTY, NEW JERSEY

SHEET No.
1
2



SEE SHEET 1 OF 2 FOR NOTES & REFERENCES

SCALE: 1"=40'

A horizontal scale bar with alternating black and white segments. It is marked with the numbers 0, 40, 80, and 160 at the bottom. The total length represents 160 feet.

SYMBOL	DESCRIPTION
	AC Box
	Catch Basin
	Cast Iron Pipe
	Clean Out
	Continuous Trench
	Drainage Manhole
	Deciduous Tree
	Electric Box
	Elec. Meter
	Flag Pole
	Gas Meter
	Grate or Inlet
	Gas Valve
	Guy Wire
	Hand Cap
	Hydrant
	IDK Manhole
	Iron Pipe Found
	Light Pole
	Mailbox
	Marked Spot (Util.)
	Monument Found
	PK Nail Found
	San Sewer Manhole
	Signs
	Utility Manhole
	Utility Pole
	Utility Manhole
	Water Valve
	Parking Space Count

BOUNDARY & TOPOGRAPHIC SURVEY
80-88 WEST MAIN, LLC
BLOCK 1801, LOT 5
80-88 WEST MAIN STREET (AKA, COUNTY ROUTE 24)
BOROUGH OF MENDHAM
MORRIS COUNTY, NEW JERSEY

SHEET No. 2/2