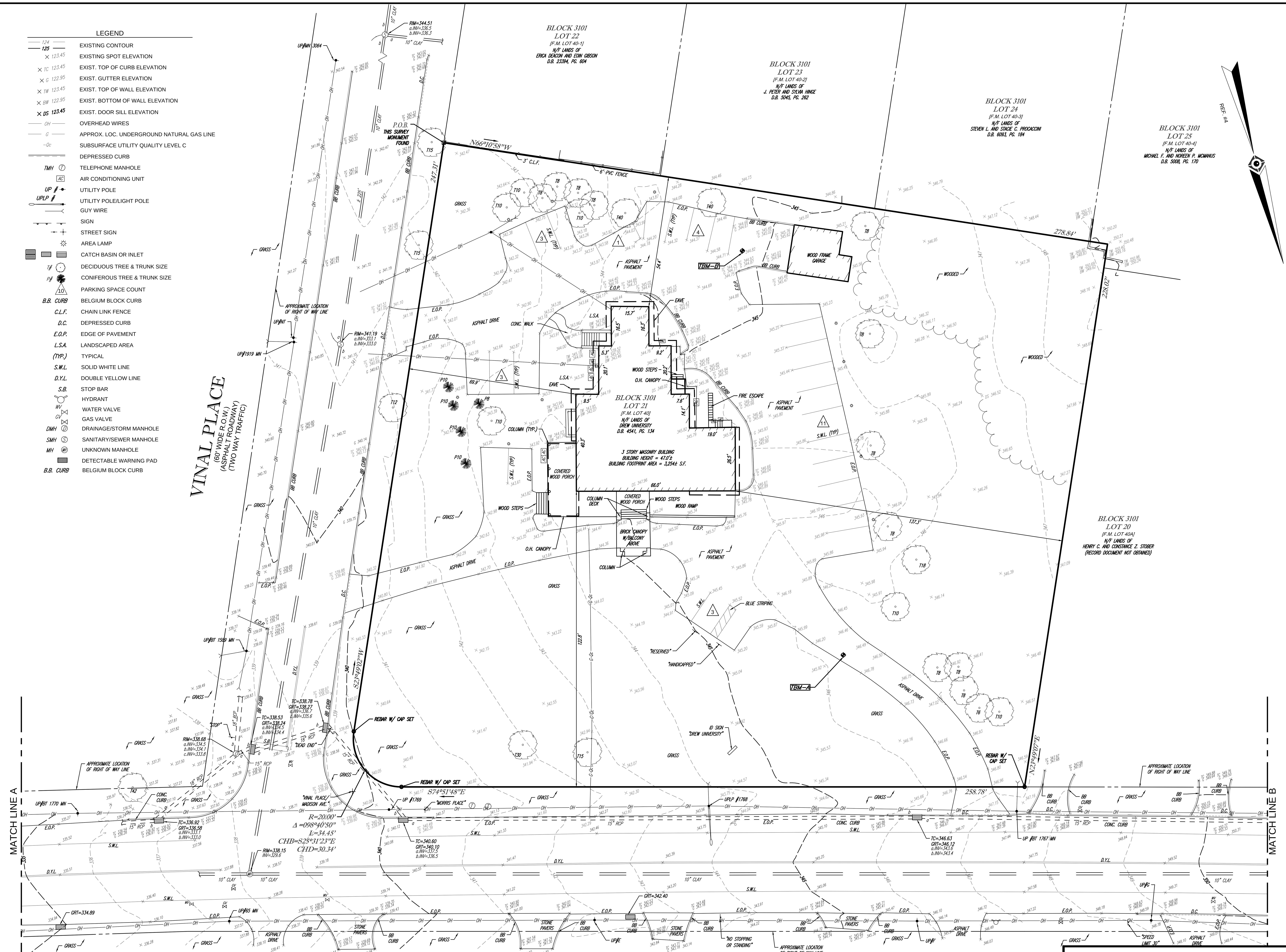
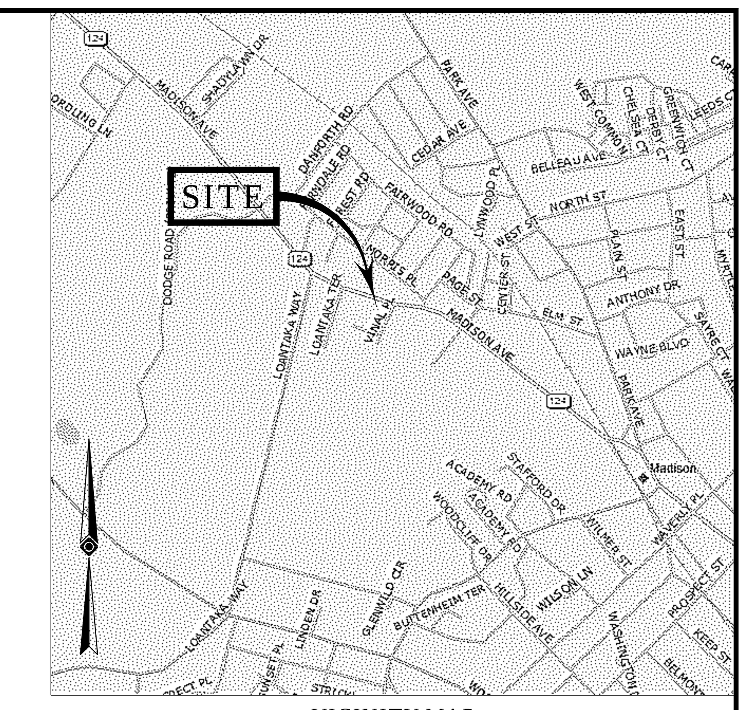


LEGEND

124 / 125	EXISTING CONTOUR
× 123.45	EXISTING SPOT ELEVATION
× TC 123.45	EXIST. TOP OF CURB ELEVATION
× G 122.95	EXIST. GUTTER ELEVATION
× TW 123.45	EXIST. TOP OF WALL ELEVATION
× BW 122.95	EXIST. BOTTOM OF WALL ELEVATION
× DS 123.45	EXIST. DOOR SILL ELEVATION
OH	OVERHEAD WIRES
G	APPROX. LOC. UNDERGROUND NATURAL GAS LINE
-Qc	SUBSURFACE UTILITY QUALITY LEVEL C
	DEPRESSED CURB
TMH	TELEPHONE MANHOLE
AC	AIR CONDITIONING UNIT
UP #	UTILITY POLE
UPLP #	UTILITY POLE/LIGHT POLE
	GUY WIRE
	SIGN
	STREET SIGN
	AREA LAMP
	CATCH BASIN OR INLET
T#	DECIDUOUS TREE & TRUNK SIZE
P#	CONIFEROUS TREE & TRUNK SIZE
10	PARKING SPACE COUNT
B.B. CURB	BELGIUM BLOCK CURB
C.L.F.	CHAIN LINK FENCE
D.C.	DEPRESSED CURB
E.O.P.	EDGE OF PAVEMENT
L.S.A.	LANDSCAPED AREA
(TYP.)	TYPICAL
S.W.L.	SOLID WHITE LINE
D.Y.L.	DOUBLE YELLOW LINE
S.B.	STOP BAR
	HYDRANT
WV	WATER VALVE
GV	GAS VALVE
DMH	DRAINAGE/STORM MANHOLE
SMH	SANITARY/SEWER MANHOLE
MH	UNKNOWN MANHOLE
	DETECTABLE WARNING PAD
B.B. CURB	BELGIUM BLOCK CURB



VICINITY MAP
©2008 DeLorme. Street Atlas USA
(NOT TO SCALE)

NOTES:

1. PROPERTY KNOWN AS LOT 21, BLOCK 3101, AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF MADISON, MORRIS COUNTY, NEW JERSEY.
2. AREA = 69,394 S.F. OR 1.593 AC.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.

   THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:

   QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.

   QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.

   QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.

   QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.
4. THIS PLAN IS BASED ON DATA ACQUIRED BY A FIELD SURVEY ON MARCH 19, 2020 BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD ZONE X (OTHER AREAS), (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
   TEMPORARY BENCH MARKS SET:
   TBM-A: PK NAIL SET IN PAVEMENT
   ELEVATION= 346.65'
   TBM-B: PK NAIL SET IN PAVEMENT
   ELEVATION= 344.82'

   PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

REFERENCES:

1. THE OFFICIAL TAX ASSESSOR'S MAP OF BOROUGH OF MADISON, MORRIS COUNTY, NEW JERSEY, SHEET #31.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, BOROUGH OF MADISON, NEW JERSEY, MORRIS COUNTY, PANEL 2 OF 5", COMMUNITY-PANEL NUMBER 340347 0002 C, MAP REVISED: APRIL 15, 2002.
3. MAP ENTITLED "MAP OF ROSS COURT, SITUATED IN THE BOROUGH OF MADISON, MORRIS COUNTY, N.J." FILED MAY 18, 1965, MAP NO. 2566, IN THE MORRIS COUNTY CLERK'S OFFICE.
4. MAP ENTITLED "ALTA/NSPS LAND TITLE SURVEY, DREW UNIVERSITY, 36 MADISON AVENUE, LOT 1, BLOCK 3001 BOROUGH OF MADISON, MORRIS COUNTY, STATE OF NEW JERSEY" PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED JUNE 19, 2018, LAST REVISED NOVEMBER 01, 2018 AS REVISION #1.

NOTE:
PHYSICAL FEATURES SHOWN ARE THOSE EXISTING ON 03-19-2020. CURRENT CONDITIONS HAVE NOT BEEN SHOWN. FEATURES AND TOPOGRAPHY ON VINAL PLACE AND MADISON AVENUE SHOWN AS OF 04-13-2021

THIS SURVEY IS CERTIFIED TO:
STEWART TITLE GUARANTY COMPANY
STEWART TITLE COMPANY
WASEEM CHAUDHARY
DYNAMIC ENGINEERING CONSULTANTS, PC

STOP - CALL BEFORE YOU DIG! 1.800.272.1000

THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE
2	ADDED OFFSITE TOPOGRAPHY	-	B.T.W.	J.D.S.	04-26-2021
1	ADD CERTIFICATIONS	-	M.J.B.	J.D.S.	11-12-2020

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL

JAMES D. SENS
NEW JERSEY PROFESSIONAL LAND SURVEYOR #24GS04322600
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

04-26-2021
DATE

FIELD DATE: 3-19-2020, 4-13-2021
FIELD BOOK NO.: 21-05
FIELD BOOK PG.: 70
FIELD CREW: D.O.C.
DRAWN: D.M.Z.

BOUNDARY & TOPOGRAPHIC SURVEY
BLOCK 3101, LOT 21
120 MADISON AVENUE BOROUGH OF MADISON, MORRIS COUNTY STATE OF NEW JERSEY

CONTROL POINT ASSOCIATES, INC.
30 INDEPENDENCE BOULEVARD, SUITE 100
WARREN, NJ 07059
908.668.0099 - 908.668.9595 FAX
WWW.CPASURVEY.COM

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MT. LAUREL, NJ 609.857.2099
MANHATTAN, NY 646.780.0411
LONG ISLAND, NY 631.580.2645
SOUTHBOROUGH, MA 508.948.3000
BOSTON, MA 800.668.1819
ALBANY, NY 518.217.5010

REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
D.P.S.	J.D.S.	04-13-2020	1"=20'	01-110379-04	1 OF 2

EXHIBIT A-4

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