

METES AND BOUNDS DESCRIPTION LOT 223, BLOCK 15.06 TOWNSHIP OF MAPLEWOOD ESSEX COUNTY, NEW JERSEY

All that certain lot, parcel or tract of land situated and lying in the Township of Maplewood, County of Essex, and State of New Jersey and being more particularly bounded and described as follows:

Beginning at a point on the southeasterly R.O.W. line of Kendal Avenue (50' R.O.W.), said point being a distance of 156.27 feet from its intersection with the northeasterly R.O.W. line of Hoffman Street (Now vacated), and running; thence

- 1) N35°20'00"E, a distance of 60.00 feet to a point marked by an iron pipe found; thence
- 2) S54°40'00"E, a distance of 125.00 feet to a point; thence
- 3) S35°20'00"W, a distance of 60.00 feet to a point; thence
- 4) N54°40'00"W, a distance of 125.00 feet to the Point and Place of Beginning.

Subject to Zoning Ordinances, Easements, Covenants and Restrictions of record and any other rights to the public in the roads herein mentioned.

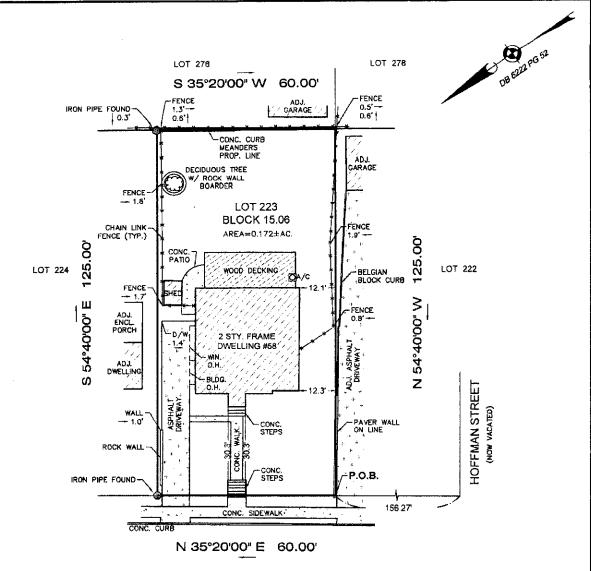
Being in accordance with a survey of said premises prepared by Morgan Engineering, LLC, Service@MorganEngineeringLLC.com, dated May 5, 2018, marked project #18-03698.

DAVID J. VON STEENBURG, P.L.S.

5/5/18 DATE

(Project No. 18-03698)bm

· PO BOX 5232, TOMS RIVER, NEW JERSEY 08754 (TEL.) 732.270.9690 (FAX) 732.270.9691 · Service@MorganEngineeringLLC.com
WWW.MORGANENGINEERINGLLC.COM



KENDAL AVENUE (50' R.O.W.)

PREPARED FOR: KERRY CORDERO AND DOUGLAS CORDERO

TITLE INSURER: HUDSON UNITED TITLE SERVICES, LLC (NJ-HAS-63886)

STEWART TITLE GUARANTY COMPANY

MORTGAGE HOLDER: NJ LENDERS CORP.

its successors and/or assigns, as their interest may appear.

CLOSING ATTORNEY: DAVID GRUBER, Esquire

GRUBER, SCHWARTZ & POSNOCK, LLP

IMPORTANT NOTES, PLEASE REVIEW:

I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAH MADE ON 5/8/18 BY ME OR UNDER MY DIRECT SUPERMISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

THIS SURVEY DOES NOT PROFEDRY TO IDENTIFY BELOW GROUND ENGROACHMENTS, UTUILIES, SERVICES LINES OR STRUCTURES, WEILANDS, OR RIPARIAN RICHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROFERTY LISE LLAMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE APEAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.

OFFSET DIBENSIONS FROM STRUCTURES TO PROFERTY LINES SHOWN HEREON ARE NOT PROFESSIONAL FROM STRUCTURES TO PROFERE THE SHOWN HEREON ARE NOT SENSITIVE SHOWN HEREON ARE FROM RECORDED AND FLOW MAPS AND MAY DESCRIBE TO RESTRUCTURES TO CONDITIONS WHICH AN ACCURATE THILE SLARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.

BUILDING SETENCE.

DB 6222 PG 52



P.O. BOX 5232 TOMS RIVER, N.J. 08754 TEL: 732-270-9690 FAX: 732-270-9691

VON STEENBURG

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

SURVEY OF PROPERTY

LOT 223

BLOCK 15.06

DB 6222 PG 52

TOWNSHIP OF MAPLEWOOD

COUNTY OF ESSEX

NEW JERSEY

Dote: JOB #. CAD File # Sheet # 5/5/2018 18-03698 18-03698JCS (#) 1 c