



Survey Description

BEGINNING at a cross cut on a railroad rail marking the common corner of Lot 2, Block 44 presently the property of Stephens State Park and the property herein described, said point being the intended second corner as recited in Deed Book 358 page 403 from Ella Bilby Dauch et als to Howard H. Samuel, Inc., the property herein described being a portion thereof. From said point of beginning running thence:

- Along the dividing line between Lot 2 Block 44 and the property herein described, South 53 degrees 00 minutes 04 seconds East, 930.46 feet to a point in the westerly sideline of Willow Grove Street (County Route 604), 66 feet wide per Sussex County Book A page 11 Road Description Dedicated in 1761; thence
- Along the westerly sideline of Willow Grove Street, South 32 degrees 52 minutes 00 seconds West, 217.75 feet to a point of curvature; thence
- Still along the westerly sideline of Willow Grove Street, on a curve to the left with a radius of 1,942.83 feet, an arc length of 304.42 feet to a common corner with Lot 3.02 Block 44 and the property herein described; thence
- Along the common division line between Lot 3.03 Block 44 and the property herein described, and continuing along the common division line between Lot 3.02 Block 44 and the property herein described, North 61 degrees 29 minutes 34 seconds West, 932.00 feet to a point in the easterly right of way line of Delaware, Lackawanna and Westerly Railroad right of way being Lot 1 Block 1, said point also being a common corner between Lot 3.02 Block 44 and the property herein described, said point also being intended to be a point in the third course in the before mentioned Deed book 358 page 403; thence
- Along the said right of way line, North 30 degrees 52 minutes 12 seconds East, 110.00 feet to a point intended to mark the third course of said Deed; thence
- Along the intended second course of said deed being the easterly right of way line, North 30 degrees 54 minutes 52 seconds East, 549.20 feet to the point and place of BEGINNING.

Survey References

- Tax Maps of the Town of Hackettstown.
- Deeds of record as listed hereon.
- A certain plan entitled, "Minor Subdivision of Lot 3.01, Block 44, Tax Map Sheets 3 and 4 Situated in Town of Hackettstown, Warren County, New Jersey," prepared by French & Parrello Associates dated 9-22-2016; last revised 06-27-19.
- Title Commitment, Effective Dated February 25, 2020, Issuing Office File Number: 501-140700

Survey Notes

- This survey and the boundaries shown hereon are the result of an actual field survey performed during June of 2020, based on available maps and deeds of record, and physical evidence. This survey is subject to all easements, rights of ways and agreements of record that a title search may disclose.
- This survey is valid only when an embossed seal is affixed hereto.
- The certification shown hereon is not transferable to additional institutions or subsequent owners.
- Painted utility markouts are shown as they existed on site on the date of survey. Underground utilities are not certified and the surveyor makes no opinion as to the presence or absence of underground utilities.

Survey Certification

Subject to municipal restrictions, easements of record and other facts which a current title search might disclose. Certified to be in accordance with all pertinent New Jersey Laws and Regulations and with current accuracy standards only to:

Mazzella Enterprises Company, LLC

Harvey H. Gilbert, Esq., P.C.

Foundation Title, LLC

Bank of America, N.A., its successors and/or assigns as their interests may appear;

		33 Hibernia Road Rockaway, NJ 07866 973.957.3171 tel.	
		www.3wiresurveying.com	
DATE		PROFESSIONAL LAND SURVEYING SERVICES- CERTIFICATE OF AUTHORIZATION NO. 24GA2827100	
REVISIONS			
Subject to municipal restrictions, easements of record and other facts which a current title search might disclose. Certified to be in accordance with all pertinent New Jersey Laws and Regulations and with current accuracy standards.		Boundary Survey 859 Willow Grove Street Block 44 - Lot 3 Town of Hackettstown Warren County, New Jersey	
PHILIP A. MCENTEE, JR. PROFESSIONAL LAND SURVEYOR N.J. LIC. No. 24GS04322700			
Date 06-30-2020	Scale: 1"=40'	Drawn by PM	File Name 771-bndry.dwg Job number 771.00