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TAX LOT 6  
BLOCK 1201  
N/F 63-105 BASSETT  
HWY, LLC  
D.B. 21546, PG. 15320

TAX LOT 6.01  
BLOCK 1201  
N/F BARRICK, MATTHEW J  
& DORIS L  
D.B. 23545, PG. 615  
78,010 S.F.  
1.7909 AC.

TAX LOT 1  
BLOCK 1201  
N/F D.O.T. OF NJ

BASSETT HIGHWAY  
(FKA MORRIS CANAL)  
(66' WIDE R.O.W. PER TAX MAP)

ROCKAWAY RIVER

APPROXIMATE  
LOCATION OF  
PIPES

**LEGEND**

- EXISTING WATER MAIN (SIZE)
- EXISTING GAS MAIN (SIZE)
- EXISTING TELEPHONE CONDUIT
- EXISTING ELECTRIC CONDUIT
- EXISTING OVERHEAD WIRES
- EXISTING WATER VALVE
- △ EXISTING HYDRANT
- EXISTING SERVICE VALVE
- EXISTING GAS VALVE
- EXISTING SPRINKLER HEAD
- EXISTING TELEPHONE MANHOLE
- EXISTING UTILITY POLE
- EXISTING STREET LIGHT
- EXISTING LIGHT
- TRAFFIC LIGHT
- EXISTING SIGN
- EXISTING HEDGE ROW
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB LINE
- PROPOSED CURB LINE
- EXISTING INLETS
- PROPOSED INLETS
- NEW MANHOLE HEAD, SQUARE FRAME, CIRCULAR COVER
- NEW INLET CASTING
- MANHOLES
- EXISTING
- PROPOSED
- RECONSTRUCT
- RESET/NEW CASTING
- EX. SAN. SCHER/STORM DRAIN
- PROPOSED STORM DRAIN

**GENERAL NOTES:**

1. THIS SURVEY IS PREPARED IN ACCORDANCE WITH DOCUMENTS SUPPLIED BY THE CLIENT AND THOSE OBTAINED THROUGH SUPPLEMENTAL RESEARCH BY FERRERO ENGINEERING. THE DOCUMENTS UTILIZED MAY OR MAY NOT REPRESENT ALL THE TITLE DOCUMENTS RELEVANT TO THE SUBJECT PROPERTY. IT IS STRONGLY SUGGESTED THAT A COMPLETE TITLE SEARCH BE SUPPLIED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
2. THIS SURVEY IS SUBJECT TO ANY EASEMENTS OF RECORD AND ANY OTHER PERTINENT FACTS THAT A COMPLETE TITLE SEARCH MIGHT DISCLOSE.
3. THIS SURVEY REPRESENTS FIELD CONDITIONS AS OF 10/9/2020.
4. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM EVIDENCE OBSERVED ON THE SURFACE ONLY OR HAVE BEEN SHOWN GRAPHICALLY PER SUPPLIED MATERIALS. FERRERO ENGINEERING MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. FERRERO ENGINEERING FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. FERRERO ENGINEERING HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
5. PREMISES ARE COMMONLY KNOWN AS 107 BASSETT HIGHWAY, DOVER, NEW JERSEY.
6. ALSO KNOWN AS LOT 6.01 IN BLOCK 1201 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE TOWN OF DOVER, MORRIS COUNTY, NEW JERSEY.
7. CORNER MARKERS VERIFIED AND/OR TO BE SET AS SHOWN.

**MAP REFERENCES:**

1. MAP ENTITLED "NEW JERSEY DEPARTMENT OF TRANSPORTATION, ROUTE 46 (1953), SECTION 8, FROM BLACKWELL STREET TO TABOR ROAD, PARCEL ER86, TOWN OF DOVER, COUNTY OF MORRIS, DECEMBER 2008," PREPARED BY MEDINA CONSULTANTS DATED MAY 2, 2008.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW JERSEY TO THE FOLLOWING PARTIES:

- WEST MORRIS OZF PROPERTY DEVELOPMENT COMPANY, LLC
- CHICAGO TITLE INSURANCE COMPANY
- ALTOR ABSTRACT COMPANY INC.

**STEVEN D. PARENT**  
Professional Land Surveyor  
N.J. Lic: 24GS03626900

**Ferrero Engineering, Inc.**  
180 MAIN STREET P.O. BOX 571  
CHESTER, NEW JERSEY 07930  
908-879-6209  
CERTIFICATE OF AUTHORIZATION 24G027935400

**BOUNDARY SURVEY**  
TAX LOT 6.01  
BLOCK 1201  
107 BASSETT HIGHWAY  
TOWN OF DOVER  
MORRIS COUNTY  
NEW JERSEY

DRAWN BY: SCALE: SHEET: 1 OF 1  
CHKD BY: FILE: T.M.  
S.D.P. FILE: DPK 20-8948LSD00.DWG  
DATE: PROJECT No.  
10/14/20 20-8948