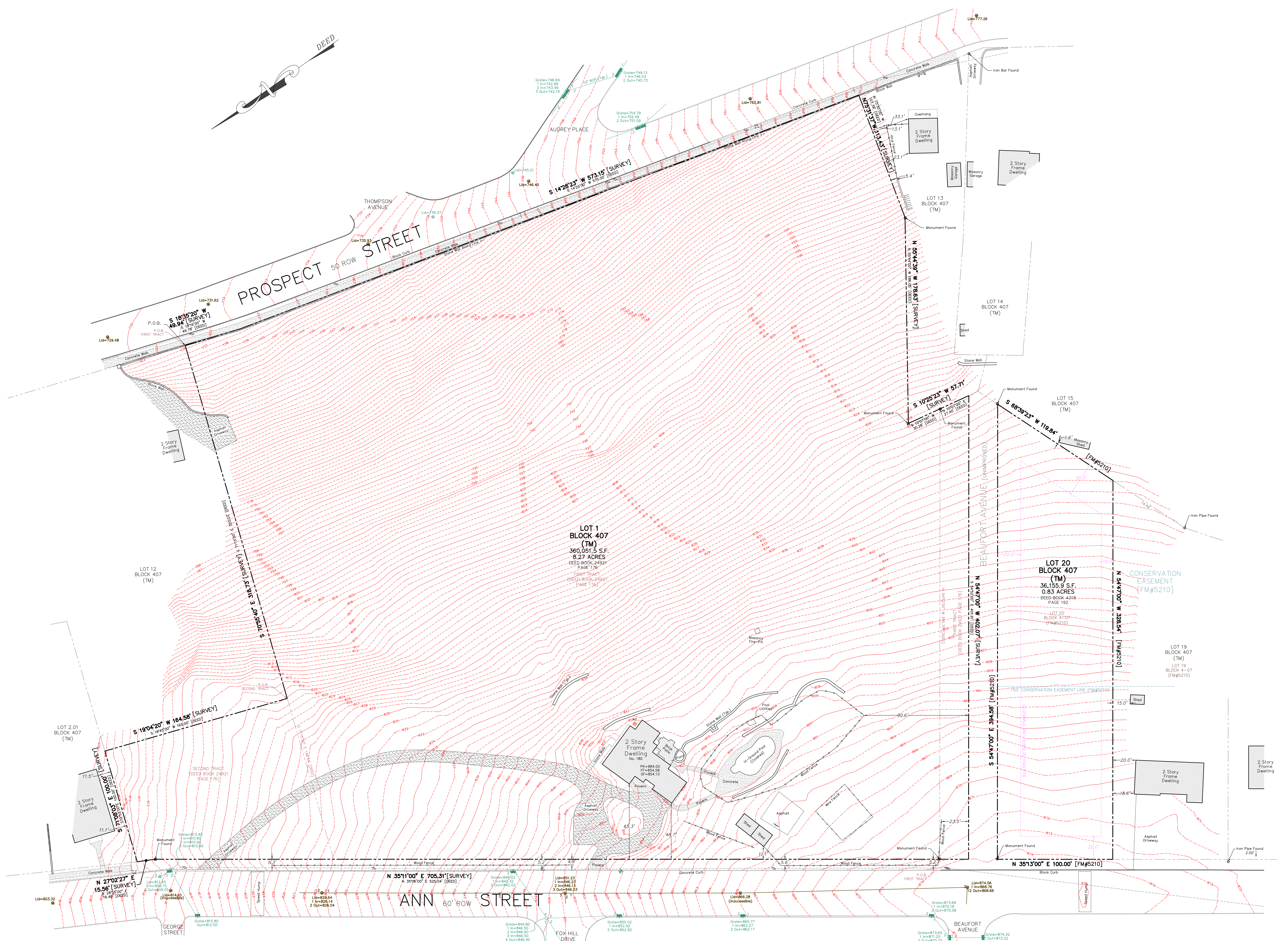




**This survey certified to:**  
THE NICHOLAS PARTNERSHIP  
JENNIFER NICHOLAS McBRIDE

INTENDED TO BE Lot 20 Block 4-07 as shown on a certain map entitled, "Final Plat, Town of Dover, Morris County, New Jersey, Tax Map Sheet 4, Block 4-07, Lot 18, Tax Map Sheet 4, Block 4-08, Lots 1, 2, 8 & 9" filed in the Morris County Clerk's Office on December 20, 1995 as Map No.

**This survey references:**

- 1) Deed Book 24921 Page 176 [Lot 1]
- 2) Deed Book 2005 Page 1064 [Lot 1]
- 3) Deed Book 4318 Page 192 [Lot 20]
- 4) Deed Book 23370 Page 512 [Lot 2,01]
- 5) Deed Book 22510 Page 1671 [Lot 12]
- 6) Deed Book 22988 Page 1682 [Lot 13]
- 7) Deed Book 21135 Page 350 [Lot 2]
- 8) Deed Book 20769 Page 1594 [Lot 10]
- 9) Morris County Filed Map No. 5210
- 10) Survey of Lot 14 Block 407 by Victor L. Woodhull dated 09/18/1986

- Notes:
  - 1) Field Survey Performed on 12/22/2025
  - 2) Vertical Datum: NAVD83 | Horizontal Datum: assumed
  - 3) Subject to documents of record
  - 4) Survey performed without the benefit of a complete title search and subject to municipal restrictions, easements of record and other factors that a title search may disclose.
  - 5) All utility setback lines shown hereafter are based on recorded deeds, filed maps and may not reflect current zoning requirements.
  - 6) No attempt should be made to establish the physical location of boundary lines for the purpose of determination of perimeter area or acreage by using published or scaled distance hereon.
  - 7) This survey depicts only those features which are both visible and above-ground. Underground features, e.g., underground utility lines, will require either the submission of plans detailing the location of a utility or the use of a utility locator to not only aid in underground utility lines.
  - 8) No information found in regards to Beaufort Avenue being vacated.

|                                                                             |                |                 |                                                  |                    |                     |
|-----------------------------------------------------------------------------|----------------|-----------------|--------------------------------------------------|--------------------|---------------------|
| <p style="text-align: center;">TOPOGRAPHIC<br/>SURVEY OF PROPERTY</p>       |                |                 |                                                  |                    |                     |
| <p>Tax Lot 1 - Block 407<br/>180 Ann Street</p>                             |                |                 | <p>Tax Lot 20 - Block 407<br/>220 Ann Street</p> |                    |                     |
| <p style="text-align: center;">Town of Dover, Morris County, New Jersey</p> |                |                 |                                                  |                    |                     |
| FIELD:<br>ARS                                                               | DWN BY:<br>JES | CHECKED:<br>JSG | PAPER SIZE:<br>24" x 36" LS                      | SCALE:<br>1" = 40' | DATE:<br>01/02/2026 |

PROJECT NUMBER  
254227

REFERENCE NUMBER  
-

**Lakeland**  
**Surveying**

Certificate of Authorization  
#24GA28090000

4 West Main Street | Rockaway | NJ | Ph: (973) 625-5670 | Fx: (973) 625-4121  
[www.LakelandSurveying.com](http://www.LakelandSurveying.com)

☐ MARC J. CIFONE, N.J. P.L.S.  
☒ JEFFREY S. GRUNN, N.J. P.L.S.  
☐ WILLIAM C. BUCHOK, N.J. P.L.S.

N.J. LIC. NO. 24GS04132900  
N.J. LIC. NO. 24GS04339900  
N.J. LIC. NO. 24GS04341900

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