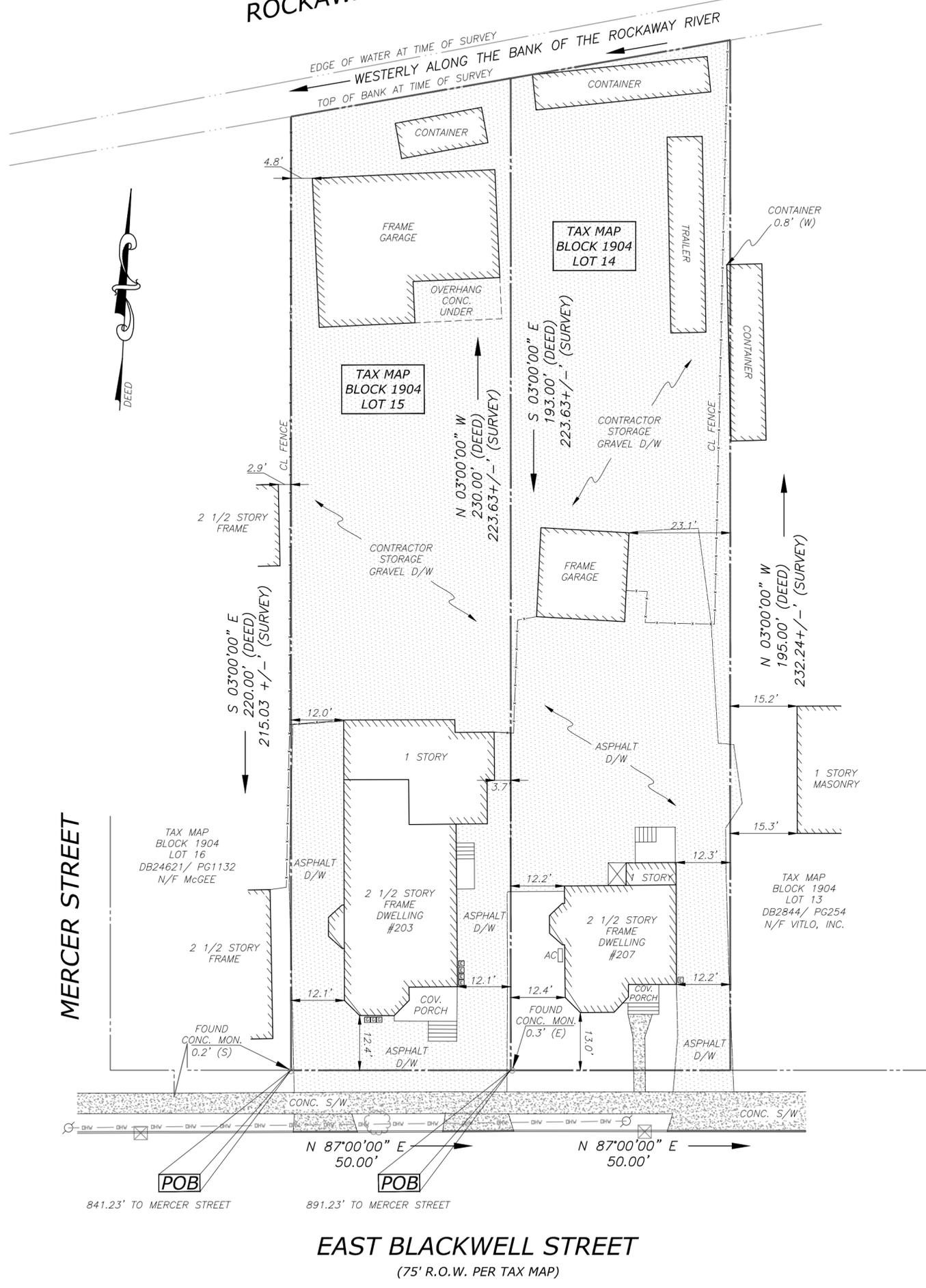


# ROCKAWAY RIVER



MERCER STREET

EAST BLACKWELL STREET  
(75' R.O.W. PER TAX MAP)

**REFERENCES:**

1. DEED BOOK 3175/ PAGE 141
2. DEED BOOK 3175/ PAGE 144
3. TOWN OF DOVER TAX ASSESSMENT MAPS, SHEET 19

**GENERAL NOTES:**

1. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (C45:8-36.3) AND N.J.A.C. 13:40-5.1(D).
2. THIS MAP IS INTENDED FOR USE BY ONLY THOSE PARTIES TO WHOM IT IS CERTIFIED AND SHALL BE DEEMED INVALID UNLESS AFFIXED WITH A RAISED SEAL.
3. ANY UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE BASED ON EVIDENCE FOUND DURING THE FIELD SURVEY PERFORMED BY MARUCCI ENGINEERING ASSOCIATES, LLC ON JANUARY 4, 2025.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FULL AND ACCURATE TITLE SEARCH. SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD THAT WOULD BE FOUND BY A FULL AND ACCURATE TITLE SEARCH.

CERTIFIED TO:  
• PETER J. CIPOLLINI

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 CERTIFICATE OF AUTHORIZATION: No. 24GA38082400  
  
**Anthony Marucci**  
 ANTHONY MARUCCI  
 PROFESSIONAL ENGINEER & LAND SURVEYOR, N.J. LIC. No. 25573  
 PROFESSIONAL PLANNER, N.J. LIC. No. 2124

**SURVEY OF PROPERTY FOR**  
**203 & 207 EAST BLACKWELL STREET**  
 TOWN OF DOVER, NEW JERSEY  
 COUNTY OF MORRIS  
 TAX MAP BLOCK 1904 - LOTS 14 & 15  
 SCALE: 1"=20'  
 DATE: JANUARY 4, 2025  
 DRAWN BY: NM  
 CHECKED BY: AM  
 PROJECT #: 25-01