



PREPARED FOR: JAMES CHARLES KANE AND CLAIRE ELIZABETH KANE

TITLE INSURER: ACRES LAND TITLE AGENCY, INC. (332998)  
CHICAGO TITLE INSURANCE COMPANY

SETTLEMENT AGENT: A. ABSOLUTE ESCROW SETTLEMENT CO., INC.

MORTGAGE HOLDER: HSBC BANK USA, N.A.,  
its successors and/or assigns, as their interest may appear.

BUYER'S ATTORNEY: EDWARD P. PAPALIA, JR. Esquire  
MATTHEW VAN NATTEN, Esquire

DISCUSSION TOPIC: MAS. WALL  
CROSSES THE BOUNDARY LINE.

Filed Map Reference: FINAL MAP, LANDS OF RICHARD J. WEAVER, CITY OF SUMMIT, UNION COUNTY, N.J.	Filed Map Block: 59	Filed Map Lot: 8	Filing Date: 3/13/1970	Filed Map No. 656-F
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IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 6/24/22 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A TITLE REPORT PROVIDED BY THE TITLE INSURER REFERENCED HEREON.
- BUILDING SETBACK LINES SHOWN HEREON ARE FROM RECORDED DEEDS AND FILED MAPS AND MAY NOT REFLECT CURRENT ZONING REQUIREMENTS.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(D))

DB 6354 PG 2230

CERTIFICATE OF AUTHORIZATION: 24GA28229800



**MORGAN**  
engineering & surveying

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**SURVEY OF PROPERTY**

LOT 1 BLOCK 2803

CITY OF SUMMIT

COUNTY OF UNION NEW JERSEY

**DAVID J. VON STEENBURG**

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

Scale: 1"=30'	Drawn By: RICH	Date: 6/24/22	JOB #: 22-06854	CAD File #: 22-06854	Sheet #: 1 OF 1
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