



PRIVATE ROADWAY RIGHTS
(DEED BOOK 2, PAGE 190
DEED BOOK 186, PAGE 537)

NOTES

1. THIS SURVEY IS BASED UPON THE FOLLOWING DATA AND/OR RECEPTIONS:

	YES	NO
A. DEED OF RECORD	X	
B. FILED MAP		X
C. FIELD SURVEY	X	
D. TITLE SEARCH	X	X
E. TAX MAP	X	
F. OTHER (SEE REFERENCES)	X	

2. THIS SURVEY REPRESENTS CONDITIONS VISIBLE ON OR ABOVE THE SURFACE OF THE GROUND AT THE TIME OF THE SURVEY. THE UNDERSIGNED PROFESSIONAL IS NOT RESPONSIBLE FOR THE PRESENCE OF UNDERGROUND UTILITIES OR STRUCTURES IF SAME ARE NOT VISIBLE OR OTHERWISE DISCLOSED BY ANY OF THE ABOVE DATA.

3. THIS SURVEY AND PLAN IS MADE FOR AND CERTIFIED TO THE PARTIES NAMED HEREON FOR THE PURPOSE(S) STATED. NO OTHER PURPOSE IS INTENDED NOR IMPLIED. THE UNDERSIGNED SURVEYOR IS NEITHER RESPONSIBLE NOR LIABLE FOR THE USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

4. IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL AND MAY HAVE BEEN ALTERED.

5. DATUM INFORMATION: ELEVATIONS SHOWN HEREON ARE BASED UPON THE NAVD88 DATUM AS OBTAINED BY GPS OBSERVATION. LOCAL BENCHMARK IS THE RIM OF A SANITARY SEWER MANHOLE LOCATED NEAR THE CENTER OF SOUTH MAIN STREET IN FRONT OF TAX LOT 30, BLOCK 903. RIM ELEVATION = 193.01 (NAVD88)

6. METHOD 3 (FLEMA FLUVIAL METHOD) WAS USED TO DETERMINE THE NJFHADF = 203.6 FEET (NAVD88) AS SHOWN ON THE FLOOD INSURANCE STUDY, VOLUME 1 OF 2, WARREN COUNTY, NEW JERSEY THE FLOOD PROFILE 17P FOR THE DELAWARE RIVER DATED SEPTEMBER 29, 2011.

PER NEW NJDEP RULE UPDATED ON JULY, 2023, ADD 2 FEET TO THE NJFHADF. NJFHADF = 201.6 FEET (NAVD88) PLUS 2 FEET THEREFORE THE NJFHADF = 203.6 FEET (NAVD88)

7. NO DETERMINATION WAS MADE AS TO THE PRESENCE AND/OR NONEXISTENCE OF TOXIC WASTES OR WETLANDS. THE CLIENT SHOULD PURSUE THESE MATTERS AS ITEMS SEPARATE AND APART FROM THIS PLAN.

8. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY AND COMPLETENESS.

9. BEARINGS FROM VARIOUS SOURCES HAVE BEEN CONVERTED TO A COMMON DATUM IN THE PREPARATION OF THIS SURVEY.

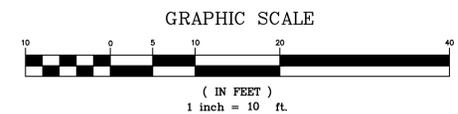
10. PARCEL CONTAINS 4,350 S.F. ± (LOT 23)
PARCEL CONTAINS 8,333 S.F. ± (LOT 28)
PARCEL CONTAINS 11,121 S.F. ± (LOT 30)

RECORD DEED DEED BOOK 3245, PAGE 317 (LOT 30) TAX MAP SHEET No. 9.01
DEED BOOK 899, PAGE 264 (LOTS 28 & 30)

REFERENCE SURVEY PREPARED BY LAKELAND SURVEYING, DATED 2/16/2023 (TAX LOT 28)
SURVEY PREPARED BY LAKELAND SURVEYING, DATED 11/18/2021 (TAX LOT 30)

FILED MAP DATA N/A

NJFHADF = 203.6 FEET
FLOOD LIMIT LINE
(SEE SURVEY NOTE #6)



LEGEND

-sw	EXISTING SIDEWALK ELEVATION	PROPOSED CONTOUR	
-grd	EXISTING GROUND ELEVATION	PROPOSED SPOT ELEVATION	
-cd	EXISTING CENTERLINE ELEVATION	EXISTING PAVEMENT ELEVATION	
-tc	EXISTING TOP OF CURB ELEVATION	-gr	EXISTING GRAVEL ELEVATION
-bc	EXISTING BOTTOM OF CURB ELEVATION	-bd	EXISTING BUILDING ELEVATION
-dc	EXISTING DEPRESSED CURB	-nc	EXISTING FENCE ELEVATION
SM	EXISTING SANITARY MANHOLE	-conc	EXISTING CONCRETE ELEVATION
FM	EXISTING FIRE HYDRANT	TC	EXISTING TOP OF GRATE ELEVATION
SM	EXISTING STORM MANHOLE	INV.	EXISTING INVERT
GW	EXISTING GUY WIRE	SP	EXISTING SPOT ELEVATION
UP	EXISTING UTILITY POLE	-ep	EXISTING EDGE OF PAVEMENT ELEVATION
WV	EXISTING WATER VALVE	200	EXISTING CONTOUR
GV	EXISTING GAS VALVE	-tw	EXISTING TOP OF WALL
TS	EXISTING TREE AND SIZE	-bs	EXISTING BOTTOM OF WALL
-ts	EXISTING TOP OF SLOPE		
-bs	EXISTING BOTTOM OF SLOPE		

AREA IN THE FLOODPLAIN (HATCH AREA)

BOUNDARY & TOPOGRAPHIC SURVEY
TAX LOTS 23, 28 & 30 BLOCK 903
TOWN OF PHILLIPSBURG, WARREN COUNTY, NEW JERSEY

EKA ASSOCIATES, P.A.

Engineers • Surveyors • Planners
328 Park Avenue, Scotch Plains, N.J. 07076
908-322-2030

CERTIFIED TO:
NELSON ALVES

Wayne K. Applegate 3/31/2023
WAYNE K. APPLGATE, P.L.S.
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 35347

Job No. 849636 Date 3/31/2023 Scale 1" = 10' Drawn CD Map No. FILE Sheet 1 of 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(f).