



REFERENCES:

- 1) Deed book 3157 - page 288, dated July 17, 2007 between Emery Castimore Sr. and Emery Castimore Sr. and Lillian Castimore, his wife, as Tenants in Common.
- 2) Deed book 2101 - page 157, dated September 6, 1995 between Mary Ann Castimore and WHN Enterprises, L.L.C.
- 3) Deed book 1713 - page 302, dated March 1, 1990 between Emery Castimore Sr. and Emery Castimore Jr.
- 4) Deed book 485 - page 451, dated January 2, 1951 between Jacob and Anna Tanis, his wife, and Ideal Farms Realty Co. Being the Entire Tract of which the hereon depicted 1.232 acre Tract is a portion.
- 5) Map entitled "Tax Lots 13, 13C, 13D, 13E & 13F - Block 11, Agricultural Subdivision Plat for the Estate of Jacob Tanis, et al, Frankford Township, Sussex County, New Jersey", dated February 7, 1984, and prepared by Delaware Valley Associates, Inc. and on file of the office of the Frankford Township Land Use Board Secretary.

NOTES:

- 1) This Survey was prepared in accordance; a closed end field traverse and the Notes and References as appear hereon.
- 2) The N. J. State Plane Coordinate System (NAD 83) was established from GPS observation performed by Mr. Gerald DeGroat, L.S. of Long Valley, N. J., during December of 2023.
- 3) The Right of Way width of U.S. Highway Route 206 is 66 feet per Book of Roads - Page 31. The location and alignment of said Highway is as described in References 1 & 3 and as shown on Reference 5. Also note that Reference 5 identifies this Highway as "N.J.S.H. Route 206".
- 4) The existing structure on this site is currently used as a small animal clinic. This one and one half structure was formally a dwelling.
- 5) Tax Lot 13.03 is further subject to Utility and Drainage Easements of Record, if any, and any other facts that a thorough and accurate Title search would divulge.
- 6) Painted yellow lines, shown as — G —, are located across the entrance driveway of Lot 13.03, and were observed, located and depicted hereon by this Land Surveyor; however, this Land Surveyor offers no confirmation, implied or otherwise, that said yellow lines marks the true location of underground gas piping. Additionally, a gas line stubs up at a point in the southwesterly most face of the Small Animal Clinic structure as witnessed by a Gas meter located at this location. Although the street side Gas Valve is depicted hereon, the actual location of the Gas Line is unknown.
- 7) The existing Utility pole, located 45' +/- westerly from the southerly most corner of Lot 13.03, has electrical and communications wires in a PVC conduit, stubbing underground at this location. It appears that said conduit with wires run from said pole to a stub up point at a electrical meter located on the southeasterly face and near the southerly most corner of the Small Animal Clinic structure. The actual location of said conduit with wires is unknown.

!!CAUTION!! Contact " DIG SAFE ", all Utility Companies and any and all other Undergound Utility location Services for actual location.

PLAT OF BOUNDARY SURVEY PREPARED FOR:	
JAN. 30, 2024	—
EMERY CASTIMORE JR. ~ TAX LOT 13.03	
LOCATED IN BLOCK 11 ~ ZONE " FRANKFORD CENTER NEIGHBORHOOD SERVICE ", FRANKFORD TOWNSHIP, SUSSEX COUNTY, NEW JERSEY, U.S. HIGHWAY ROUTE 206	DATE ~ JANUARY 30, 2024 ~ SCALE 1" = 20'
B. M. PAUL LAND SURVEYING & PLANNING P.O. BOX 25, NEW HAVEN VERMONT 05472 802-453-6000 bmpaulsp@yahoo.com	
B. MICHAEL PAUL, P.L.S., P.P. PROFESSIONAL LAND SURVEYOR - N. J. LICENSE No. 33110 - VERMONT LICENSE No. 620 PROFESSIONAL PLANNER - N. J. LICENSE No. 5478	
FIELD BK 14 - PGs 1 & 57	