

WETLANDS DELINEATION LEGEND	
	NJDEP 2017
	ARGENT BOUNDARY 2020

- Sample Section (TYP.)
- Photo location with direction (TYP.)

1	3/2/21	Added Sample Stations	AC
NO.	DATE:	REVISIONS:	BY:
PROJECT: WETLANDS PLAN			
LOTS 22 & 23 IN BLOCK 3 AND LOT 12 IN BLOCK 16			
824 N.J. STATE HIGHWAY ROUTE 33			
MONROE TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY			
DRAWING TITLE: WETLANDS PLAN			
			112 Fortunato Place Neptune, NJ 07753 tel 732-455-6508 www.argent-ee.com
Timothy S. FitzPatrick, P.E.			DRAWN BY: AC CHECKED BY: TSF JOB NUMBER: DATE: 1/6/2021 SHEET NUMBER:
<small>NJ Professional Engineer, License No: 36150</small>			

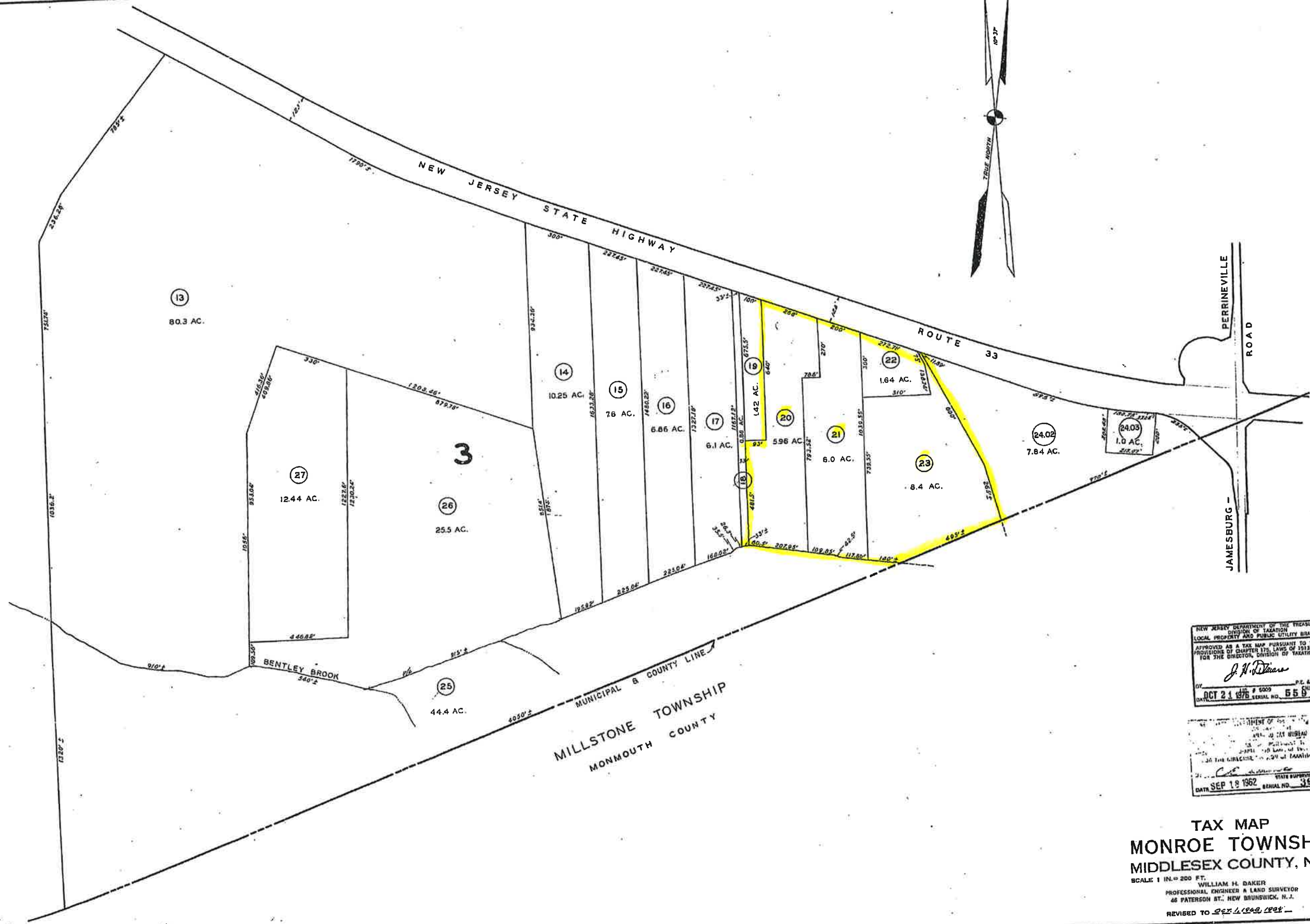
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ADJOINS SHEET NO. 2 & 3

ADJOINS SHEET NO.

440



NEW JERSEY DEPARTMENT OF THE TREASURY  
 DIVISION OF TAXATION  
 LOCAL PROPERTY AND PUBLIC UTILITY BRANCH  
 APPROVED AS A TAX MAP PURSUANT TO THE  
 PROVISIONS OF CHAPTER 175, LAWS OF 1912, etc.  
 FOR THE DIRECTOR, DIVISION OF TAXATION  
*J. N. Deane*  
 P.E. & L.S.  
 DATE OCT 21 1978 SERIAL NO. 558

STATE SUPERVISOR  
 DATE SEP 18 1962 SERIAL NO. 353

TAX MAP  
 MONROE TOWNSHIP  
 MIDDLESEX COUNTY, N.J.  
 SCALE 1 IN. = 200 FT.  
 WILLIAM H. DAKER  
 PROFESSIONAL ENGINEER & LAND SURVEYOR  
 46 PATERSON ST., NEW BRUNSWICK, N.J.  
 REVISED TO 20x1, 1962, 1968

**NOTES**

- DATUM:**  
 1) THE HORIZONTAL DATUM UTILIZED IS BASED ON THE N.A.S.P.C.S. 1983  
 2) THE MERIDIAN UTILIZED IS BASED ON THE N.J.S.P.C.S. 1985  
 3) THE VERTICAL DATUM UTILIZED IS NAVD 1988
- GENERAL:**  
 1) THE PROPERTY IS KNOWN AS LOTS 22 AND 23 IN BLOCK 3 AS SHOWN ON THE OFFICIAL MONROE TOWNSHIP TAX MAP, SHEET NUMBER 4  
 2) NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION OF UTILITIES OR EASEMENTS IF ANY, LOCATED BELOW THE SURFACE OF THE PLATS OR NOT VISIBLE ON THE SURFACE OF THE LANDS FROM HEREON.  
 3) A 60 YEAR TITLE REPORT HAS NOT BEEN RECEIVED FROM THE CLIENT. THIS PLAN AND THE SURVEY IS BASED ON ARE SUBJECT TO THE FACTS AND FINDINGS THAT A 60 YEAR TITLE SEARCH MAY DISCLOSE.  
 4) THIS PLAN SHOWS CONDITIONS AS OF \_\_\_\_\_ AND MAY NOT SHOW CURRENT CONDITIONS  
 5) NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO IDENTIFY, DETERMINE, OR LOCATE THE LOCATION OF DEBRIS, IF ANY, ON SUBJECT PROPERTY  
 6) NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO IDENTIFY, DETERMINE, OR LOCATE ANY FLOOD ZONES, FLOOD OR BASE FLOOD ELEVATIONS AS DELINEATED BY FEMA OR ANY OTHER AGENCY  
 7) NO ATTEMPT WAS MADE TO LOCATE OR DEPICT ANY TOPOGRAPHICAL FEATURES INCLUDING SWALES, DITCHES, ROCK OUTCROPPINGS AND OR STONE WALLS  
 8) THIS SURVEY HAS BEEN PREPARED WITH THE ONLY THE REFERENCED DOCUMENTS  
 9) SUBJECT TO ANY AND ALL EASEMENTS OF AND NOT IN RECORD

**LEGEND (IF APPLICABLE)**

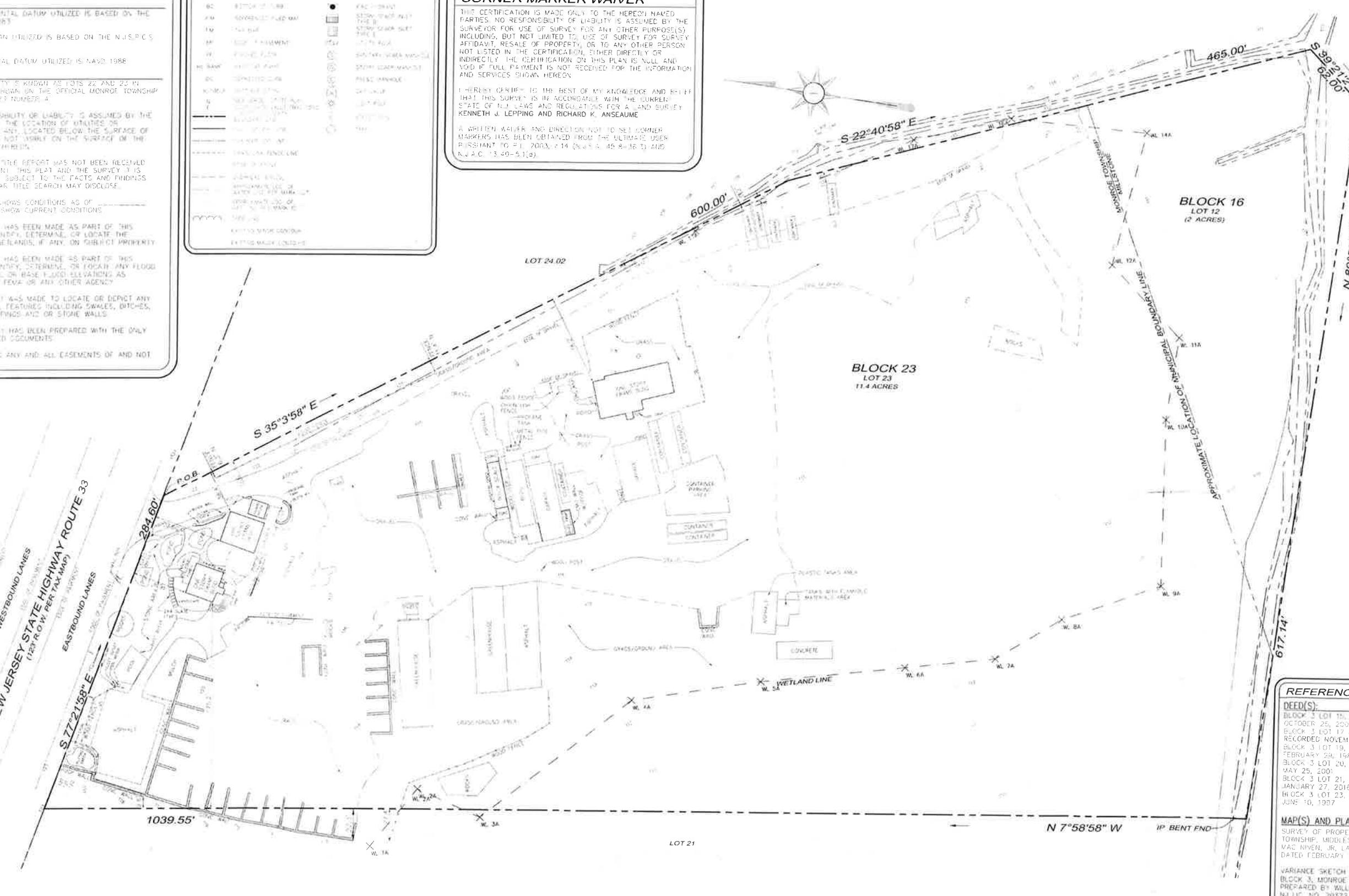
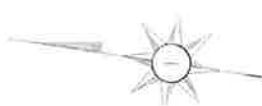
1" = 100'	WETLAND LINE	1" = 100'	WETLAND LINE
2" = 100'	WETLAND LINE	1" = 100'	WETLAND LINE
3" = 100'	WETLAND LINE	1" = 100'	WETLAND LINE
4" = 100'	WETLAND LINE	1" = 100'	WETLAND LINE
5" = 100'	WETLAND LINE	1" = 100'	WETLAND LINE
6" = 100'	WETLAND LINE	1" = 100'	WETLAND LINE
7" = 100'	WETLAND LINE	1" = 100'	WETLAND LINE
8" = 100'	WETLAND LINE	1" = 100'	WETLAND LINE
9" = 100'	WETLAND LINE	1" = 100'	WETLAND LINE
10" = 100'	WETLAND LINE	1" = 100'	WETLAND LINE

**CERTIFICATION AND CORNER MARKER WAIVER**

THIS CERTIFICATION IS MADE ONLY TO THE HEREOF NAMED PARTIES. NO RESPONSIBILITY OF LIABILITY IS ASSUMED BY THE SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE(S) 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. THE CERTIFICATION ON THIS PLAN IS NULL AND VOID IF FULL PAYMENT IS NOT RECEIVED FOR THE INFORMATION AND SERVICES SHOWN HEREON.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS IN ACCORDANCE WITH THE CURRENT STATE OF N.J. LAWS AND REGULATIONS FOR A LAND SURVEY. KENNETH J. LEPPING AND RICHARD K. ANSEAUME

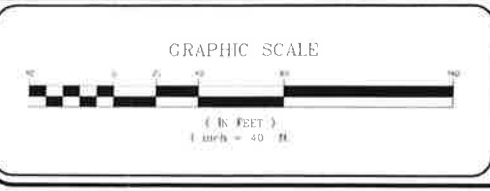
A WRITTEN WAIVER AND BIRDOFF NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c. 14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(a).



**REFERENCES**

**DEED(S):**  
 BLOCK 3 LOT 15, DEED BOOK 6805 PAGE 725 RECORDED OCTOBER 25, 2002  
 BLOCK 3 LOT 17 & 18, DEED BOOK 5110 PAGE 864 RECORDED NOVEMBER 27, 2002  
 BLOCK 3 LOT 19, DEED BOOK 3413 PAGE 931 RECORDED FEBRUARY 29, 1989  
 BLOCK 3 LOT 20, DEED BOOK 4910 PAGE 691 RECORDED MAY 25, 2001  
 BLOCK 3 LOT 21, DEED BOOK 6788 PAGE 869 RECORDED JANUARY 27, 2016  
 BLOCK 3 LOT 23, DEED BOOK 4420 PAGE 476 RECORDED JUNE 10, 1997

**MAP(S) AND PLATS(S):**  
 SURVEY OF PROPERTY, LOTS 22 & 23, BLOCK 3 MONROE TOWNSHIP, MIDDLESEX COUNTY, PREPARED BY WILLIAM J. MAC NIVEN, JR., LAND SURVEYOR, N.J. LIC. NO. 20372, DATED FEBRUARY 10, 1997  
 VARIANCE SKETCH / MINOR SITE PLAN, LOTS 22 & 23, BLOCK 3, MONROE TOWNSHIP, MIDDLESEX COUNTY, PREPARED BY WILLIAM J. MAC NIVEN, JR., LAND SURVEYOR, N.J. LIC. NO. 20372 AND ALAN SAFFNER, PROFESSIONAL ENGINEER, N.J. LIC. NO. 25679, DATED SEPTEMBER 3, 1996



NO.	REVISION	DATE	BY/CHK

**AMERTECH ENGINEERING, INC.**  
 1000 ROUTE 100, SUITE 100, NEW JERSEY, NJ 07033  
 TEL: 908.441.1111 FAX: 908.441.1112  
 WWW.AMERTECH-INC.COM

**JUAN J. RODRIGUEZ**  
 NEW JERSEY PROFESSIONAL LAND SURVEYOR LICENSE NO. 24659412.006

**BOUNDARY & TOPOGRAPHIC SURVEY**

TAX MAP LOTS 22 & 23 BLOCK 3  
 MONROE TOWNSHIP  
 MIDDLESEX COUNTY, NEW JERSEY  
 TAX MAP SHEET No. 4

15-090  
 1  
 1

NOTE: THIS CERTIFICATION IS MADE ONLY TO HEREON NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAME PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF 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 CERTIFICATION EITHER DIRECTLY OR INDIRECTLY.

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\*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 6-36 J) and N.J.A.C. 17:40-5.1 (g).

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NOTE: OFFSETS SHOWN HEREON ARE NOT TO BE USED FOR THE CONSTRUCTION OF FENCES, STRUCTURES OR OTHER IMPROVEMENTS AND/OR FOR THE ESTABLISHMENT OF PROPERTY LINES.

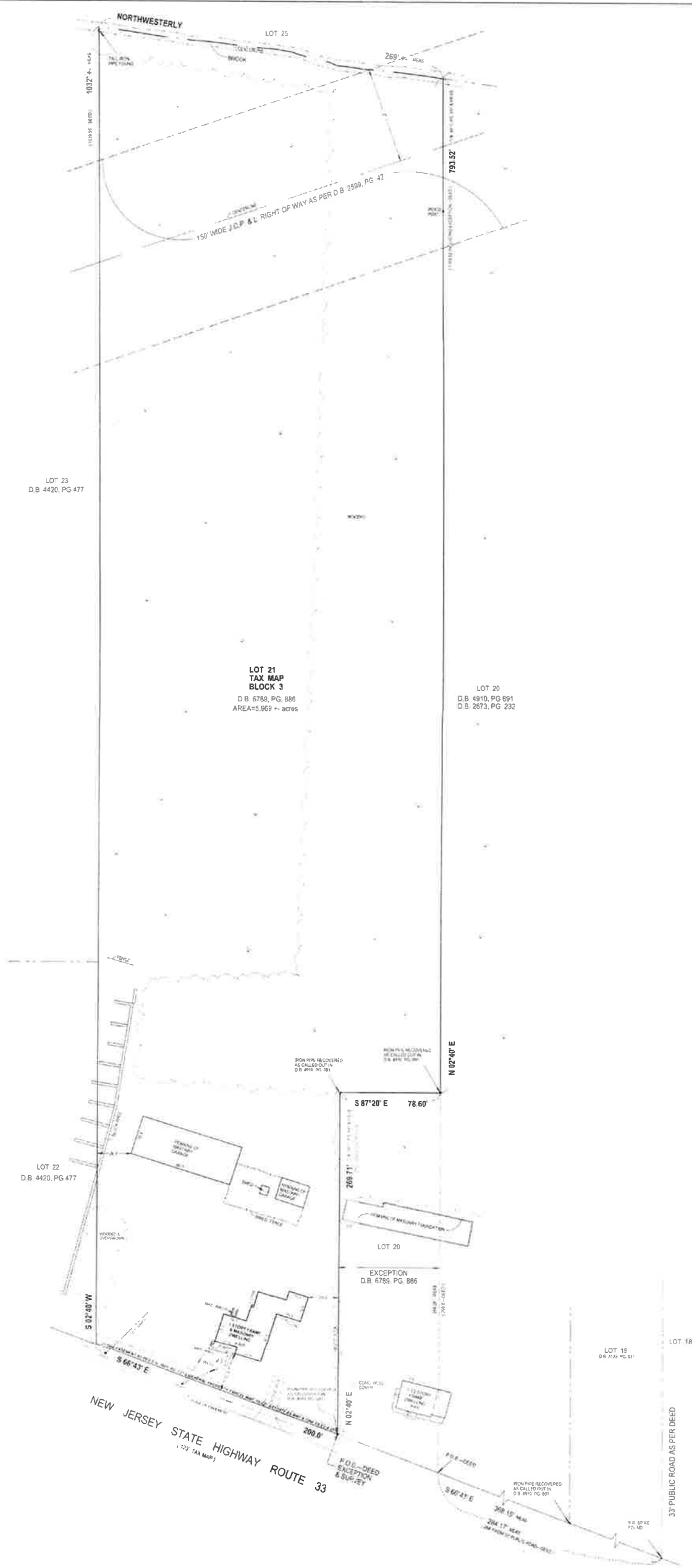
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NOTE: THIS SURVEY DOES NOT DETERMINE THE EXISTENCE, NONEXISTENCE OR LOCATION OF FRESHWATER WETLANDS AND/OR WETLANDS BUFFER LINES AND/OR OTHER ENVIRONMENTAL CONDITIONS ON OR ADJACENT TO PROPERTY.

NOTE: THIS SURVEY IS SUBJECT TO EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD, IF ANY.

NOTE: UNDERGROUND UTILITIES AND/OR SUBSURFACE IMPROVEMENTS / EASEMENTS, IF ANY, HAVE NOT BEEN LOCATED.

NOTE: NO INVESTIGATION HAS BEEN MADE BY THIS FIRM INTO CURRENT SETBACK AND/OR ZONING REQUIREMENTS.



CERTIFIED TO: KENNETH LEPPING;  
 LOUIS PAUL MUNI, JR.;  
 STEWART TITLE COMPANY;  
 HUTT & SHIMANOWITZ, P.C.

*Thomas M. Ernst*  
 THOMAS M. ERNST  
 PROFESSIONAL LAND SURVEYOR  
 NEW JERSEY LIC. # 19000

SURVEY OF PROPERTY FOR: KENNETH LEPPING	
SITUATED IN: TOWNSHIP OF MONROE, MIDDLESEX COUNTY, NEW JERSEY	
PREPARED BY: <b>THOMAS M. ERNST &amp; ASSOCIATES - PROFESSIONAL LAND SURVEYORS, INC.</b> <small>(Certificate of Authorization # 24GA27967000)          457 SPOTSWOOD ENGLISH TOWN ROAD P.O. BOX 221          JAMESBURG, NEW JERSEY 08521 PHONE (732) 251-1001 FAX (732) 251-9470          www.thomasmernst.com</small>	
DATED: JULY 12, 2016	
SCALE: 1"=40'	

NOTE: THIS CERTIFICATION IS MADE ONLY TO HEREON NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAME PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF 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 CERTIFICATION EITHER DIRECTLY OR INDIRECTLY.

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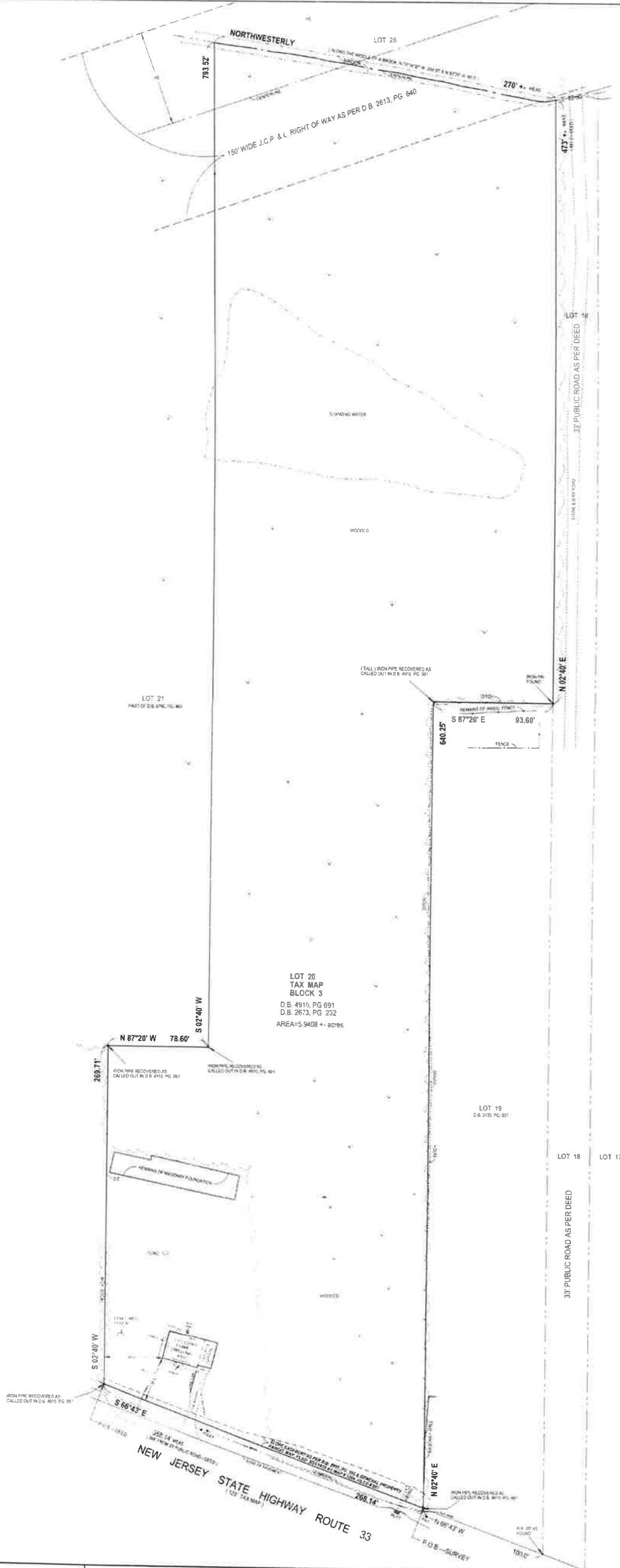
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LOT 20  
TAX MAP  
BLOCK 3  
D.B. 4910, PG. 691  
D.B. 2613, PG. 232  
AREA=5.9408 +- acres

CERTIFIED TO: KENNETH LEPPING;  
STEWART TITLE COMPANY;  
HUTT & SHIMANOWITZ, P.C.

*Thomas M. Ernst*

THOMAS M. ERNST  
PROFESSIONAL LAND SURVEYOR  
NEW JERSEY LIC. # 19000

SURVEY OF PROPERTY FOR: KENNETH LEPPING	
SITUATED IN: TOWNSHIP OF MONROE, MIDDLESEX COUNTY, NEW JERSEY	
PREPARED BY: <b>THOMAS M. ERNST &amp; ASSOCIATES - PROFESSIONAL LAND SURVEYORS, INC.</b> <small>(Certificate of Authorization # 24GA27967000)          431 SPOTSWOOD - ESSEX JUNCTION ROAD P.O. BOX 211          JAMESBURG, NEW JERSEY 08531 - PHONE (732) 251-1921 FAX (732) 251-9476          www.thomalandsurveyors.com</small>	
DATED: APRIL 19, 2016	
SCALE: 1"=40'	