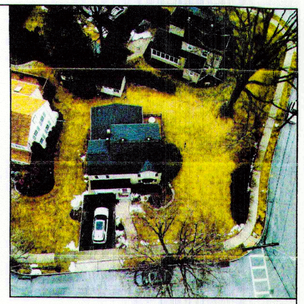
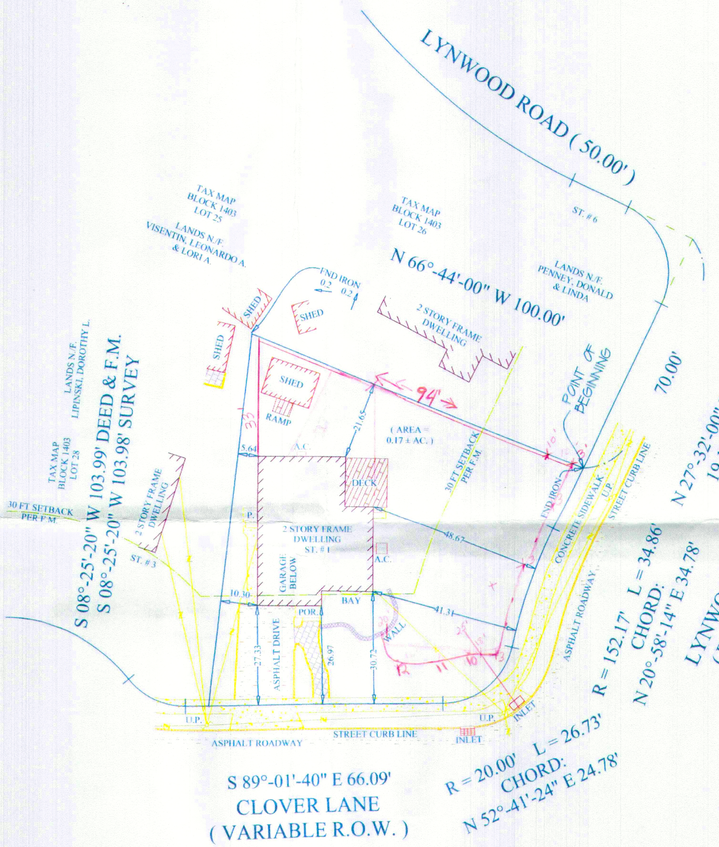
1 CLOVER LANE,
VERONA, N.J. 07044

DESCRIPTION: BEING FURTHER KNOWN AS LOT 11 AS SHOWN ON A MAP ENTITLED;
" MAP OF VERONA ESTATES, GROVE AVENUE, VERONA, NEW JERSEY " .
MAP FILED FEBRUARY 10, 1941 AS CASE NO. 1530 .





DENIED
DEC 04 2025
By: Kathleen Musick

K Musick

Fence Denied
Front Yard Setback
Site Triangle

COLOR GUIDE
FOR MARKING UNDERGROUND UTILITY LINES

- ELECTRIC
- GAS-OIL-STEAM
- COMMUNICATION CATV
- WATER
- SEWER
- PROPOSED EXCAVATION

811 Know what's below. Call before you dig. or 1-800-272-1000

NEW JERSEY ONE CALL
CALL FOR FREE MARKOUTS
3 FULL DAYS BEFORE YOU DIG

The 811 logo is a registered trademark of the USA. The above information/image has been reprinted/recreated by specific permission from the USA (Common Ground Alliance).

MAP REFERENCE(S) :
1) A MAP ENTITLED: " SECTION - 2, IMPROVEMENT PLAN, LYNWOOD ROAD AND FERNCLIFF ROAD, VERONA, N.J. " . MAP FILED MARCH 23, 1946 AS CASE NO. 1594 .
A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.141(N.J.S.A. 46:23-9.9) AND N.J.A.C. 13:40-5.1(d)

CAUTION:
1) ALL RIGHTS RESERVED. NO PART OF THIS PUBLICATION MAY BE REPRODUCED, DISTRIBUTED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS INCLUDING PHOTOCOPYING, RECORDING, OR OTHER ELECTRONIC OR MECHANICAL METHODS, WITHOUT THE PRIOR WRITTEN PERMISSION OF Map It, LLC EXCEPT IN THE CASE OF BRIEF QUOTATIONS EMBODIED IN CRITICAL REVIEWS AND CERTAIN OTHER NONCOMMERCIAL USES PERMITTED BY COPYRIGHT LAW. FOR PERMISSION REQUESTS, WRITE TO Map It, LLC ADDRESSED "ATTENTION PERMISSIONS COORDINATOR," AT THE ADDRESS BELOW.
2) THIS CERTIFICATION IS MADE ONLY TO THE REFERENCED PARTIES, FOR THE PURPOSE SPECIFIED AND/OR MORTGAGE OF THE SPECIFIED PROPERTY BY THE REFERENCED ULTIMATE USER AND IS NOT TRANSFERABLE. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR USE OF THE SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR A SURVEY AFFIDAVIT, OR ANY OTHER DOCUMENT OR AGREEMENT DEALING WITH OWNERSHIP OR OTHER RIGHTS IN THE PROPERTY.
3) IF THIS DOCUMENT DOES NOT HAVE A RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.
4) DIMENSIONS SHOWN TO THE STRUCTURE ARE FROM THE FRAME OF THE STRUCTURE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.
5) UNDERGROUND IMPROVEMENTS AND/OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON NOR ARE ANY EASEMENTS NOT RECORDED AND/OR SPECIFIED BY THE TITLE SEARCH PROVIDED.
6) THIS SURVEY DOES NOT DETERMINE THE EXISTENCE/NON EXISTENCE OR LOCATION OF WETLANDS OR OTHER ENVIRONMENTAL CONDITIONS. THE PARTIES NAMED HEREON ARE ADVISED TO CONTACT THE APPROPRIATE AUTHORITY IF THEY HAVE BEEN LOCATED AT THE TIME OF THE INITIAL FIELD WORK. NOT RESPONSIBLE FOR CORNER MARKERS NOT SET BY THIS FIRM.
7) EXACT LOCATION OF SEWERS CAN NOT BE DETERMINED. EXACT LOCATION OF UNDERGROUND UTILITIES CAN NOT BE DETERMINED.
8) NEW JERSEY ONE CALL SHOULD BE CONTACTED AT 1-800-272-1000 BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION WORK.
10) SURVEY SUBJECT TO EASEMENTS, RESTRICTIONS AND AGREEMENTS OF PUBLIC RECORDS AND AS CONTAINED IN A TITLE SEARCH INCLUDING BUT NOT LIMITED TO, ANY AND ALL MATTERS SHOWN ON THE TITLE COMMITMENT PROVIDED BY THE CLIENT.
11) ENVIRONMENTAL ISSUES SUCH AS UNDERGROUND STORAGE TANKS, ARE NOT COVERED BY THIS SURVEY, AND NO LIABILITY IS ASSUMED FOR SAID ISSUES.
12) ZONING TO BE BUILT THE EASEMENTS AND RESTRICTIONS OF PUBLIC RECORD AND AS CONTAINED IN A TITLE SEARCH INCLUDING BUT NOT LIMITED TO, THE ZONING OF THE TOWNSHIP OF VERONA, THE STATE OF N.J. AND THE FEDERAL GOVERNMENT TO EFFECT REPARIAN AND LITORAL WETLAND RIGHTS OR GRANTS ON THE PREMISES.
13) PROPERTY SUBJECT TO RIGHTS OF THE STATE OF NEW JERSEY AND OTHERS, PUBLIC AND PRIVATE, IN AND TO CLOVER LANE & LYNWOOD ROAD.
I HEREBY CERTIFY, that, to the best of my knowledge and belief, this map as given is the result of a field survey made by me or under my direct supervision, in accordance with the rules and regulations promulgated by the "State Board of Professional Engineers and Land Surveyors". The information shown hereon correctly represents the conditions found at, and as of the date of the field survey, except such improvements or easements, if any, below the surface and not visible. This certificate is solely to the above named parties. No responsibility or liability is assumed by the surveyor for use of survey for any other purpose including, but not limited to, use of survey or survey affidavit, sale of property, or to any other person not listed in certification, either directly or indirectly. CAUTION: If this document does not contain a raised impression seal of the undersigned surveyor, it is an unofficial document and may be altered. Unofficial copies do not guarantee ownership of property, and show property to be surveyed only. This survey was prepared without benefit of an abstract of title, other easements and encumbrances conditions may exist. No liability is assumed by the undersigned for any loss associated with discovery of abstract of title, easements or subsurface conditions, by of survey in any way, limits liability to cost of survey.

GRAPHIC SCALE
20 0 10 20 40 80
(1 IN. = 20 FT.)

THIS PLAN IS CERTIFIED TO:

ALISON M. BUSKE & MIR M. SHITHIL, WIFE & HUSBAND

GUARANTEED RATE AFFINITY, LLC, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR

ATTORNEY TITLE SERVICES, LLC (ATS-4492-24)

CHICAGO TITLE INSURANCE COMPANY

CAROLYN SULLIVAN KROPP, ESQ.
SULLIVAN-KROPP LAW LLC

PLAN OF SURVEY OF BUSKE & SHITHIL PROPERTY
SITUATED IN THE
TOWNSHIP OF VERONA,
ESSEX COUNTY, NEW JERSEY
TAX ASSESSOR MAP REFERENCE LOT 27 IN BLOCK 1403

Map It, LLC
250 WEST WESTFIELD AVENUE, UNIT 309
ROSELLE PARK, NEW JERSEY 07204
Ph. (908) 913-4243 INFO@MAPITLLC.com

DATE	01/13/2025
SCALE	1" = 20'
FILE #	2025-000'
	9-15-2025
DRAWN BY	WRH
CHECKED BY	MHD

MICHAEL H. DARMSTATTER
- PROFESSIONAL LAND SURVEYOR - N.J.P.L.S. LIC. NO. 24GS04340900

CERTIFICATE OF AUTHORIZATION : 24GA28333900