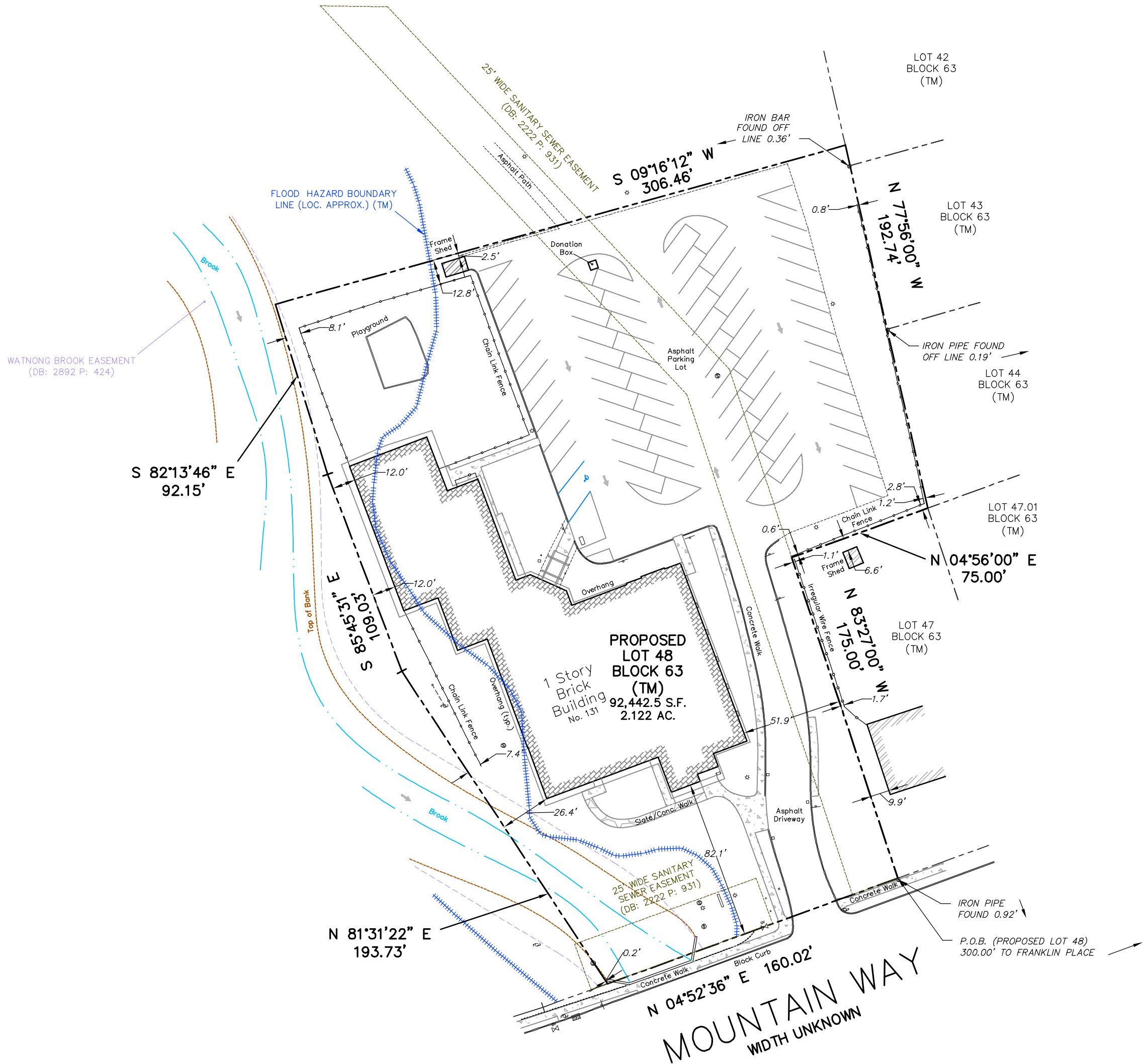


Coverage Calculations		
Category	Area (s.f.)	Percent
Lot	92,442.46	100.00%
Asphalt Driveway + Parking + Curbs	33,753.59	36.51%
Building + Overhang	17,779.02	19.23%
Gravel	118.08	0.13%
Headwall	12.68	0.01%
Pedestrian Walkways (generally concrete)	2,333.17	2.52%
Playground Area	788.68	0.85%
Shed	89.74	0.10%
Total	54,874.95	59.36%



This survey references:
Survey of Lot 48 Block 63 by J. Peter Borbas, dated August 30, 1991
Survey of Lot 48 Block 63 by J. Peter Borbas, dated March 19, 1993
Deed Book 3767 Page 214
Deed Book P-59 Page 50 (ROW)
Deed Book 2222 Page 931 (easement)
Deed Book 2892 Page 424 (easement)
Deed Book 4181 Page 49 (ROW)
Deed Book 3722 Page 146 (Lot 41)
Deed Book 6035 Page 117 (Lot 42)
Deed Book 1798 Page 143 (Lot 43)
Deed Book 23395 Page 1773 (Lot 44)
Deed Book 2384 Page 900 (Lot 45)
Deed Book 22968 Page 745 (Lot 46)
Deed Book 3417 Page 137 (Lot 47)
Deed Book 22850 Page 709 (Lot 47.01)
Deed Book 6005 Page 30 (Lot 55)
Deed Book 5231 Page 75 (Block 69 Lot 1.19)
Deed Book 23541 Page 613 (Block 69 Lot 1.21)
Morris County Filed Map No. 559
Morris County Filed Map No. 1371
Morris County Filed Map No. 1530
Morris Plains Borough Tax Assessment Map Sheet No. 6

This survey certified to:
Borough of Morris Plains

General Notes:
Field Survey Performed on 05/21/2020
Subject to an accurate title search
Subject to documents of record
Subject to restrictions (DB: Y-40 P: 43; DB: M-51 P: 428)
Subject to stream rights (DB: P-59 P: 50)
Subject to a ROW grant (DB: 1925 P: 729)

A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L. 2003, c. 14 (C-45; S-36.3) and N.J.A.C. 13-40-5.1 (d).

SURVEY OF PROPERTY Proposed Tax Lot 48 - Block 63 131 Mountain Way, Borough of Morris Plains Morris County, New Jersey				PROJECT NUMBER 201121	 Certificate of Authorization 224042899000	Marc J. Cifone PROFESSIONAL LAND SURVEYOR Jeffrey S. Grunn PROFESSIONAL LAND SURVEYOR	I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under my direct supervision, in accordance with N.J.A.C. 13-40-5.1 and to the best of my professional knowledge, information and belief, correctly represents the conditions found on the date of the field survey, except such easements, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not transferable. Survey is valid only if print has original raised seal of the undersigned professional.	REVISIONS		
FIELD: AAD	DWN BY: CMB	CHECKED: JSG	DATE: 06/16/2020	SCALE: 1"=50'				4 West Main Street Rockaway NJ Ph: (973) 625-5670 Fx: (973) 625-4121 www.LakelandSurveying.com	Marc J. Cifone N.J. P.L.S. LIC. No. 24GS04132900 Jeffrey S. Grunn N.J. P.L.S. LIC. No. 24GS04339900	INITIALS

GRAPHIC SCALE



1 inch = 50 ft.