



NO.	REVISION	DATE	DR/CK
1	ADD OVERLAIN	FEBRUARY 16, 2022	MEV/JAR

CAD#	DESIGN BY:	DATE:
21-009 SURVEY	MEB	DECEMBER 9, 2021

BOOK#	CHECKED BY:	FILE NO.:
-	JAR	21-009

AMETECH ENGINEERING, INC.
 ENGINEERS, SURVEYORS AND PLANNERS
 777 RIDGEWOOD AVENUE, NORTH BRUNSWICK, N.J. 08902
 (732) 228-3333 • FAX (732) 248-0899
 CENTRAL AUTHORITY NO. 14000000000

JOHN J. ROBRIGUEZ
 NEW JERSEY PROFESSIONAL LAND SURVEYOR LICENSE NO. 240504323000

GRAPHIC SCALE
 (IN FEET)
 1 inch = 30 ft.

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

BOUNDARY & TOPOGRAPHIC SURVEY

TAX MAP LOT 78 BLOCK 168.02
 TOWNSHIP OF NORTH BRUNSWICK
 MIDDLESEX COUNTY, NEW JERSEY
 TAX MAP SHEET NO.

JOB #:
 21-009

SURVEY CERTIFICATION
 THIS CERTIFICATION IS MADE ONLY TO THE HEREIN 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 VARI A AUTO SERVICES, LLC
VITALE GAKALO

CORNER MARKER WAIVER
 A WRITTEN WAIVER AND DIRECTION 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. 13:40-51(d).

MAP & DEED REFERENCES:

1) DEED FOR LOT 78 IN BLOCK 168.02.
 2) A CERTAIN MAP ENTITLED "LUNNISTON AVE. SMALL FARMS, HOME REALTY CO. NEW BRUNSWICK, N.J." DATED FEBRUARY 1912 AND FILED IN FILE NO. 202.
 3) A CERTAIN MAP ENTITLED "FINAL MAP OF: NORTH BRUNSWICK VILLAGE SECTION 2 SITUATED IN: TWP. OF NORTH BRUNSWICK, MIDDLESEX CO., N.J." PREPARED BY H. THOMAS CARR, DATED OCTOBER 1963 AND FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON MARCH 3, 1964 AS MAP NO. 2746 IN FILE NO. 951.

SURVEY NOTES:
DATUM:
 1) THE HORIZONTAL DATUM FOR THIS SURVEY MAP HAS BEEN ESTABLISHED BY G.P.S. OBSERVATIONS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAAD83) (GRS80 ELLIPSOIDAL MODEL) AND TIED TO THE NEW JERSEY PLANE COORDINATE SYSTEM (N.J.P.C.S.).
 2) THE VERTICAL DATUM FOR THIS SURVEY MAP HAS BEEN ESTABLISHED BY G.P.S. OBSERVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). ALL HORIZONTAL & VERTICAL MEASUREMENTS HEREON ARE IN U.S. SURVEY FEET.
 3) THE MERIDIAN DIRECTION FOR ALL BEARINGS OF PROPERTY LINES SHOWN IN THIS MAP IS BASED ON THE NEW JERSEY PLANE COORDINATE SYSTEM (N.J.P.C.S.).

GENERAL:

1) THE SURVEYED PARCEL(S) COMMONLY KNOWN AS LOT 78 IN BLOCK 168.02 AS SHOWN ON THE OFFICIAL TOWNSHIP OF NORTH BRUNSWICK TAX MAP SHEET NUMBER 46.
 2) THIS PLAN SHOWS CONDITIONS AS OF JULY 9, 2021 AND MAY NOT SHOW CURRENT CONDITIONS. AN UPDATED SURVEY MAY BE REQUIRED IF IMPROVEMENTS OR STRUCTURES HAVE BEEN BUILT WITHIN THE SURVEYED PARCEL OR NEAR PROPERTY LINES OF ADJACENT LOTS AFTER THE FOREMENTIONED DATE.
 3) ALL CLEARANCE DISTANCES AND FOUNDATION TIES SHOWN HEREON ARE APPROXIMATE AND SHOULD NOT BE USED TO ESTABLISH THE ACTUAL LOCATION OF ANY BOUNDARY.
 4) THE SURVEYED PREMISES SHOWN HEREON MAY BE SUBJECT TO EASEMENTS, RIGHTS, AGREEMENTS AND RESTRICTIONS OF RECORD, UNRECORDED OR VERBAL THAT MAY EXIST, AS WELL AS MUNICIPAL, COUNTY, STATE AND/OR FEDERAL LAWS, ORDINANCES, REGULATIONS AND PROCEDURES, STATE AND/OR FEDERAL CONDITIONS AND/OR REQUIREMENTS AND PROCEDURES, STATE AND/OR FEDERAL PROCEDURES AND/OR REQUIREMENTS, AND/OR PROCEDURES, STATE AND/OR FEDERAL PROCEDURES AND/OR REQUIREMENTS, AND/OR PROCEDURES, STATE AND/OR FEDERAL PROCEDURES AND/OR REQUIREMENTS.
 5) A 60 YEAR TITLE REPORT HAS NOT BEEN RECEIVED FROM THE CLIENT. THIS PLAN AND THE SURVEY THAT IT IS BASED ON ARE SUBJECT TO THE FACTS AND FINDINGS THAT MAY BE DISCLOSED BY A CURRENT AND ACCURATE 60 YEAR TITLE SEARCH & REPORT.
 6) NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO IDENTIFY, LOCATE AND/OR DEPict ANY FLOOD ZONES, PLAINS, OR BASE FLOOD ELEVATIONS, AS DETERMINE BY FEMA OR ANY OTHER AGENCY. THIS SURVEY DOES NOT WARRANT THE EXISTENCE OR LACK THEREOF OF ANY FLOOD AREAS WITHIN THE SITE OR ADJOINING PROPERTIES.
 7) NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO IDENTIFY, DETERMINE AND/OR DEPict THE DELINEATION OF ANY WETLANDS OR BUFFER AREAS WITHIN THE SURVEYED PARCEL OR NEAR PROPERTY LINES OF ADJOINING PROPERTIES.
 8) THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON IS APPROXIMATE AND FOR GRAPHICAL PURPOSES ONLY. PRIOR TO ANY CONSTRUCTION OR EXCAVATION THE APPROPRIATE UTILITY COMPANY SHOULD BE CONTACTED TO CONFIRM THE EXISTENCE OR ABSENCE OF ANY BURIED UTILITY LINE. A FIELD MARKOUT MAY BE REQUESTED BY CALLING 1-800-272-1000.