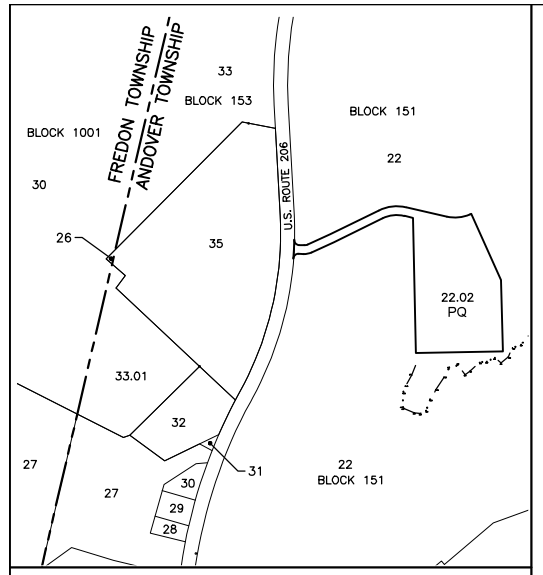

KEY MAP: ANDOVER TOWNSHIP TAX LOT 22.02 BLOCK 151 SCALE: 1"=400'±

NOTES:

1. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH THE LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES
2. SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE NEW JERSEY STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
3. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON OR PERSONS FOR WHOM THE SURVEY IS PREPARED AND ON THEIR BEHALF TO THE TITLE COMPANY, LENDING INSTITUTION AND/OR GOVERNMENTAL AGENCY LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, SUBSEQUENT OWNERS OR ANY OTHER PARTY
4. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A PROFESSIONAL LAND SURVEYORS RAISED SEAL IS ILLEGAL AND PUNISHABLE BY LAW
5. THE WORD CERTIFY AS USED HEREON MEANS AN EXPRESSION OF THE SURVEYOR'S PROFESSIONAL OPINION TO THE BEST OF HIS INFORMATION, KNOWLEDGE AND BELIEF, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE
6. NOTHING HEREON IS INTENDED TO EXPRESS AN OPINION AS TO OWNERSHIP OR TITLE
7. THE PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD
8. PROPERTY CORNERS AS SHOWN HEREON HAVE BEEN SET PER CONTRACT.
9. BY CONTRACTUAL AGREEMENT, THIS SURVEY DOES NOT INCLUDE SURVEY OF ANY SUBTERRANEAN, UNDERWATER, HIDDEN OR OBSCURED STRUCTURE, OBJECT, IMPROVEMENT, ENCROACHMENT, POLLUTANT, BURIAL GROUND, CONDITION, QUANTITY, QUALITY OR VALUE
10. BY CONTRACTUAL AGREEMENT, THIS SURVEY DOES NOT INCLUDE DETERMINING OR DEMONSTRATING COMPLIANCE WITH ANY ZONING REQUIREMENT, CODE, LAW, ORDINANCE OR AGREEMENT, OR SURVEY OF ANY REGULATED ENVIRONMENTAL FEATURES WHICH MAY IMPACT DEVELOPMENT OR USE OF THE SUBJECT PARCELS
11. SUBJECT TO THE FINDINGS OF A TITLE REPORT, NONE PROVIDED.
12. AREAS OF THE GRAVEL ROAD AND REMAINS OF STRUCTURES AS SHOWN HEREON CALCULATED PER THE REQUEST OF THE PROPERTY OWNER.

LEGEND

PHOTOGRAPH LOCATION AND DIRECTION

TRANSECT WITH OBSERVATION POINTS

DATE	REVISION
06/17/2024	AS PER NJDEP
07/08/2024	AS PER NJDEP

GRAPHIC SCALE 1" = 60'

APPROVED
File No.: 1902-23-0003.1
Activity No.: FWW230001
Date: 9/10/2024
State of New Jersey
Department of Environmental Protection
Division of Land Resource Protection

STATE OF NEW JERSEY — DOUGLAS O. DYKSTRA — No. GS34846 — LICENSED PROFESSIONAL LAND SURVEYOR

Digitally signed by Douglas O Dykstra
Date: 2024.07.08 10:43:52 -04'00'

DYKSTRA ASSOCIATES

PROJECT NO.: AN-154
CONTOUR INT.: 2'
SCALE: 1" = 60'
DATE: JANUARY 20, 2023
SHEET 1 OF 1

DYKSTRA ASSOCIATES, PC
LAND SURVEYORS
NEWTON, NJ. 07860
(973) 579-2177

PROFESSIONAL ENGINEERS
N.J. LIC. No. 34846
PROFESSIONAL PLANNER
N.J. LIC. No. 05906

DOUGLAS O. DYKSTRA

ABBEY BETA LLC
TAX LOT 22.02, BLOCK 151
TOWNSHIP OF ANDOVER, SUSSEX COUNTY, NJ

WETLAND SURVEY PLAT