



PREPARED FOR: GUANG YANG AND DANHUI XU

TITLE INSURER: TRIDENT LAND TRANSFER COMPANY (NJ) (23NJ03137)  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

MORTGAGE HOLDER: CITIBANK, N.A.  
its successors and/or assigns, as their interest may appear.

BUYER'S ATTORNEY: ROBERT MACHI, Esquire  
LAW OFFICE OF ROBERT J. MACHI, LLC

DISCUSSION TOPIC: MAS. WALL  
CROSSES THE BOUNDARY LINE.

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 11/20/23 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A TITLE REPORT PROVIDED BY THE TITLE INSURER REFERENCED HEREON.
- BUILDING SETBACK LINES SHOWN HEREON ARE FROM RECORDED DEEDS AND FILED MAPS AND MAY NOT REFLECT CURRENT ZONING REQUIREMENTS.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(D))

DB 3259 PG 48

CERTIFICATE OF AUTHORIZATION: 24GA28229800

 **MORGAN**  
engineering & surveying

P.O. BOX 5232  
TOMS RIVER, N.J. 08754  
TEL: 732-270-9690  
FAX: 732-270-9691  
www.morganengineeringllc.com

## SURVEY OF PROPERTY

LOT 35

BLOCK 4204

CITY OF SUMMIT

COUNTY OF UNION

NEW JERSEY

  
**DAVID J. VON STEENBURG**

PROFESSIONAL LAND SURVEYOR  
N.J. LIC. No. 34500

Scale: 1"=30'	Drawn By: CM	Date: 11/20/23	JOB #: 23-10243	CAD File #: 23-10243	Sheet #: 1 OF 1
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