

SURVEYOR NOTES:
 (A) NO party walls involved in the property lines.
 (B) NO evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
 (C) The Subject Property is located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 34037C0317E, effective date September 29, 2011 for Community No. 340535, in Sussex County, State of New Jersey, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
 (D) All lots are contiguous along their common boundaries as shown on the Survey.
 (E) The total number of striped parking spaces on the Subject Property is 22, including 2 designated handicap spaces and 11 parking spaces located within an easement in the adjoining Lot No. 7 on the Township of Sparta Tax Maps.
 (F) The property described and depicted hereon is the same as the property described in Old Republic Title Insurance Company Commitment for Title Insurance No. 600240 with an effective date of February 23, 2020, and all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been located hereon or otherwise noted as not located on the Subject Property.
 (G) The record legal description, shown hereon, describes a mathematically closed figure. No evidence of gores, gaps, or overlaps were observed along exterior boundaries of the subject property.
 (H) The subject property abuts, without gaps, gores, or strips, and has vehicular and pedestrian ingress to and egress from West Shore Trail, which is a completed, dedicated, and accepted public right-of-ways.
 (I) There are no proposed changes in street right of way lines, according to the Township of Sparta. There is no observed evidence of recent street or sidewalk construction or repairs.
 (J) At the time of the surveyor's field work at the Subject Property the surveyor observed no evidence of the Subject Property being, or having been, used for cemetery, burial grounds or grave site purposes.
 (K) The surveyor verified, by observing that the buildings located on the Subject Property the addresses as shown hereon.
 (L) At the time of the surveyor's field work at the subject property the surveyor observed no substantial areas of refuse.
 (M) There are NO intrusions/protrusions over any boundary line/easement area/setback lines except as shown hereon (several buildings are over the existing setback/boundary lines)
 (N) There was NO use by third parties or adjoining property owners at the time of the field work.
 (O) There were NO wetland delineations or deed references to wetlands restrictions.
 (P) All areas NOT shown as macadam or concrete are landscaped/grass areas.



LEGAL DESCRIPTION PER TITLE COMMITMENT

- As to Lot 8, Block 5024:**
 BEGINNING at a point in the northerly sideline of West Shore Trail, being 278.51 feet on a bearing of North 42 degrees 45 minutes West from the point of intersection of White Deer Plaza and West Shore Trail, as shown on the map hereinafter described; thence
 (1) Along the northerly sideline of West Shore Trail, North 42 degrees 45 minutes West 35.0 feet to a point; thence
 (2) Along a new line through Lot QQ, North 47 degrees 15 minutes West 169.33 feet to a point; thence
 (3) Along another new line through Lot QQ to a point on the northerly sideline of Lot PP, South 40 degrees 14 minutes East 35.03 feet to a point; thence
 (4) Along the common line of Lots PP and QQ, North 47 degrees 15 minutes 188.77 feet to a point in the right of way through Lot 3, Block 150; thence
 (5) Along said right of way of Tax Lot 3, in part, and Lax Lot 1B in Block 33, South 34 degrees 56 minutes 70.66 feet to a point; thence
 (6) Along a line through Lot PP, South 47 degrees 15 minutes West 196.96 feet to a common corner of Lots OO and PP; thence
 (7) Along a new line through Lot PP, North 42 degrees 45 minutes 70.0 feet to a point; thence
 (8) Along the common line of Lots PP and QQ, in part, South 47 degrees 15 minutes West 150 feet to the point and place of BEGINNING.

BEING a part of Lot PP and a part of Lot QQ in Block 7 as set forth on a certain map entitled, "Revised Map of Lake Mohawk, Section One" situated in the Township of Sparta, County of Sussex, State of NJ, which map was filed on December 16, 1929 in the Sussex County Clerk's Office as Map No. 71-C.

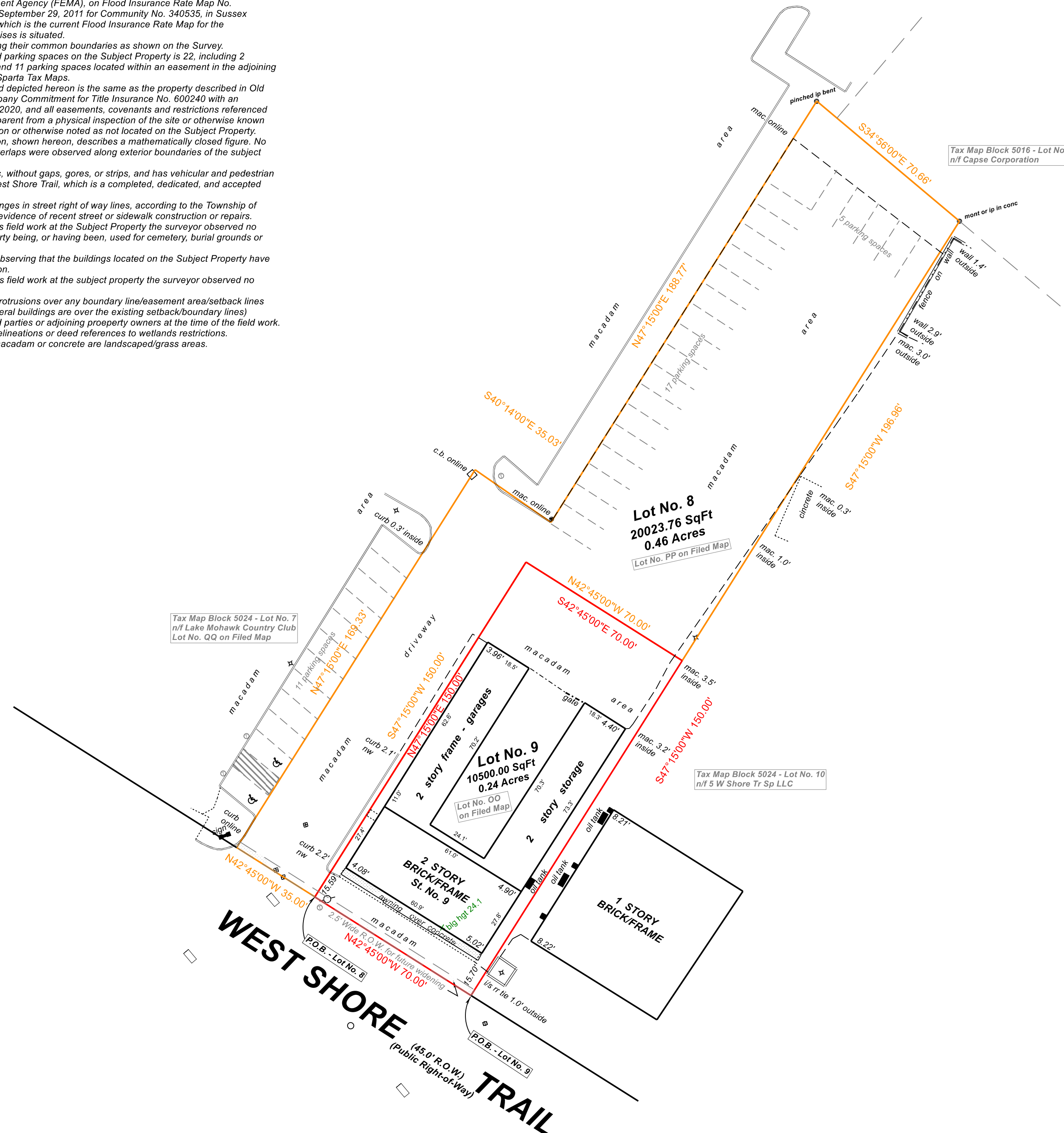
FOR INFORMATION PURPOSES ONLY: BEING known as 9 West Shore Trail, Tax Lot 8, Tax Block 5024 on the Official Tax Map of Township of Sparta, NJ.

- As to Lot 9, Block 5024:**
 BEGINNING at a point on the northeasterly sideline of West Shore Trail marking the dividing line between Lots OO and PP as shown on Block and Map hereinafter mentioned; thence
 (1) Along said sideline of West Shore Trail, North 42 degrees 45 minutes West 70.00 feet to a point marking the dividing line between Lots PP and QQ; thence
 (2) Along same, North 47 degrees 15 minutes East 150.00 feet to a point; thence
 (3) South 42 degrees 45 minutes East 70.00 feet to a point marking the northerly corner of the aforesaid Lot OO; thence
 (4) Along said dividing line between Lots OO and PP, South 47 degrees 15 minutes West 150.00 feet to the point and place of BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING known as 9 West Shore Trail, Tax Lot 9, Tax Block 5024 on the Official Tax Map of Township of Sparta, NJ.

EXCEPTION PER TITLE COMMITMENT

- Rights and easements as contained in Deed Book 830 Page 1045 and Deed Book 3563 Page 105. (Affects Lot 9) - 2.5' wide ROW Easement as shown (duplicate Exc. 16)
 - Parking Easement noted, no description for area provided
- Easement Sussex Telephone Company as contained in Deed Book 304, Page 183.
 -not plottable, blanket in nature
- Easement Sussex Telephone Company as contained in Deed Book 304, Page 183.
 -not plottable, blanket in nature (duplicate Exc. 11)
- Easements to New Jersey Power and Light Company as contained in Deed Book 335 Page 44 and Deed Book 478 Page 407.
 -not plottable, blanket in nature
- Easements to Lake Mohawk- Sparta Water Company as contained in Deed Book 372, Page 22 and Deed Book 405 Page 98.
 -not plottable, unable to determine location, clearer copy needed.
- Rights, reservations, restrictions and easements as contained in Deed Book 372, Page 24 and Deed Book 393 Page 318.
- 2.50 foot wide easement for possible future road widening as contained in Deed Book 1017, Page 1157 and Deed Book 3563 Page 114. - BS SHOWN
- Corrective Deed of Easement as contained in Deed Book 2794, Page 28.
- Access Easement as contained in Deed Book 2736, Page 182.



LEGEND

⊠	Gas Valve
○	Utility Pole
⊙	Sign
⊕	Water Valve
⊗	Light
⊞	Catch Basin (double)
○	Manhole
⊠	Sign end
⊞	Catch basin
⊙	Post
⊕	Found Survey Control
×	X

This certification is made only to the named parties for purchase and/or mortgage of herein delineated property by the named purchaser. No responsibility or liability is assumed by Surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey affidavit, resale or property, or to any other person not listed in certification, either directly or indirectly.
 This is a location survey. Property corners were not staked by contractual agreement.

PROPERTY ADDRESS: 9 (9a) WEST SHORE TRAIL, TOWNSHIP OF SPARTA, SUSSEX COUNTY, NEW JERSEY			
BLOCK	5024	LOT(S)	8 & 9
TAX MAPS	SURVEY NO. - G24-0372		
DESCRIPTION		SCALE - 1" = 30.0'	DR/CK DATE
ALTA/NSPS LAND TITLE SURVEY		gja/laa	10/31/2024
<p>To: Brach Eichler, LLC; Zwiren Title Agency, Inc. (ZT-6243); Fidelity National Title Insurance Company;</p> <p>This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11 (observed) 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on October 31, 2024.</p> <p>Dated- October 31, 2024</p>			
George J. Anderson, NJSPLS Lic. No. 36706		GEORGE J. ANDERSON, L.L.C. PROFESSIONAL LAND SURVEYORS P.O. BOX 1348 - LITTLE FALLS, NJ 07424 PH: (973) 837-8159 - EMAIL: GJALLC@GMAIL.COM Certification of Authorization - 24GA28180100	
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