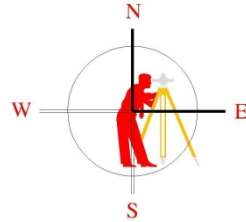


ELS Surveying, LLC  
62 Freneau Ave, Suite 3  
Matawan, NJ 07747  
732-791-4170  
orders@elssurvey.com  
www.elssurvey.com



**ELS**  
Surveying, LLC

## Invoice

### BILL TO

Buckalew Frizzell and Crevina  
LLP  
55 Harristown Road, Suite 205  
Glen Rock, NJ 07452

INVOICE # 1956

DATE 05/31/2019

DUE DATE 06/30/2019

TERMS Net 30

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### JOB NUMBER

19-1168

### PROPERTY ADDRESS

159 Sycamore Avenue

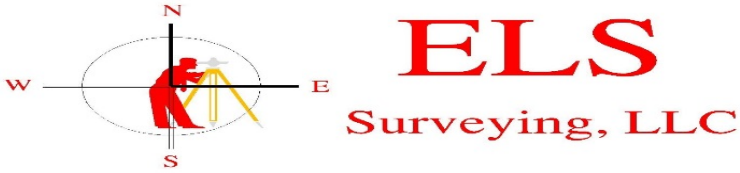
ACTIVITY	QTY	RATE	AMOUNT
<b>Boundary Survey and Legal Description</b> Matthew Shapiro and Danielle Shapiro 159 Sycamore Avenue Lot 13 Block 2905 Livingston, Essex County, NJ	1	695.00	695.00

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Thank you for your business! We appreciate it very much!

BALANCE DUE

**\$695.00**



All that certain tract of land and premises situate lying and being in the Township of Livingston, County of Essex and State of New Jersey being more particularly described as follows:

Beginning at a point in the Northwesterly line of Sycamore Avenue (50.00 feet wide) distant therein 109.63 feet Southwesterly from the intersection with the Southwesterly line of East Cedar Street (66.00 feet wide) thence;

- 1) South  $59^{\circ}27'00''$  West along said Northwesterly line of Sycamore Avenue, 120.00 feet to a found pipe thence;
- 2) North  $30^{\circ}33'00''$  West, 125.00 feet to a found monument thence;
- 3) North  $59^{\circ}27'00''$  East, 120.00 feet to a point thence;
- 4) South  $30^{\circ}33'00''$  East, 125.00 feet to a point in the aforementioned Northwesterly line of Sycamore Avenue and the point and place of Beginning.

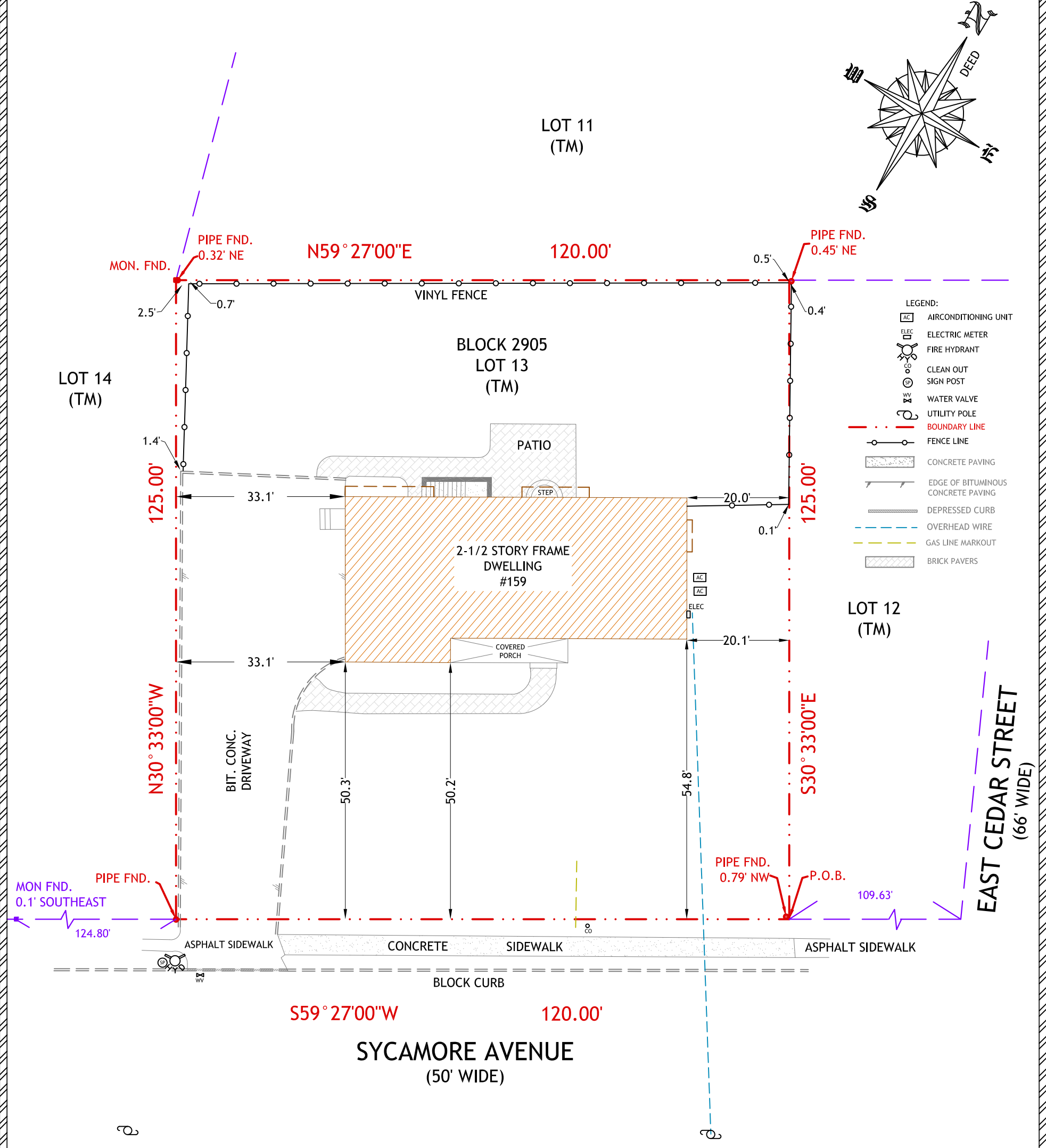
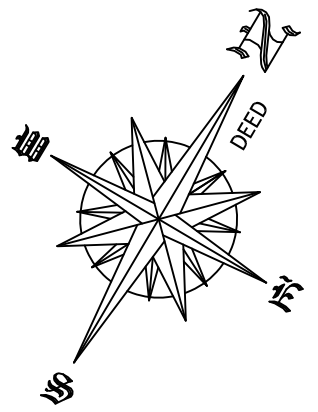
Being the same lands conveyed by Charles Michael Tedesco, Jr., Executor of the Estate of Rose Diane Tedesco a/k/a Rose Tedesco, Late of Essex County to 159 Sycamore Ave, LLC by deed dated May 10, 2018 and recorded May 16, 2018 in the Essex County Clerk's Office as Instrument No. 2018042733.

Being known as Lot 13 in Block 2905 on the Official Tax Map of the Township of Livingston, Essex County, New Jersey and as 159 Sycamore Avenue.

The hereinabove description being drawn in accordance with a survey made by ELS Surveying, LLC and dated May 29, 2019.

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Russell S. Kauffman, PLS  
NJ License No. 24GS02315200  
Certificate No. 24GA28281300  
May 31, 2019



- LEGEND:**
- AIRCONDITIONING UNIT
  - ELECTRIC METER
  - FIRE HYDRANT
  - CLEAN OUT
  - SIGN POST
  - WATER VALVE
  - UTILITY POLE
  - BOUNDARY LINE
  - FENCE LINE
  - CONCRETE PAVING
  - EDGE OF BITUMINOUS CONCRETE PAVING
  - DEPRESSED CURB
  - OVERHEAD WIRE
  - GAS LINE MARKOUT
  - BRICK PAVERS

**DESCRIPTION:**  
 BEING KNOWN AS LOT 13 IN BLOCK 2905 AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF LIVINGSTON, ESSEX COUNTY, NEW JERSEY.

**CERTIFIED TO:**  
 MATTHEW SHAPIRO AND DANIELLE SHAPIRO;  
 WELLS FARGO BANK, NA, its successors and/or assigns, as their interests may appear;  
 FIDELITY NATIONAL TITLE INSURANCE COMPANY;  
 TOP SHELF TITLE AGENCY, LLC;  
 BUCKALEW FRIZZELL AND CREVINA LLP.

"A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, C.14 (C45:8-36.3) AND NJAC 13:40-5.1 (D)"

- NOTES:**
1. THIS SURVEY DOES NOT PURPORT TO IDENTIFY, IF ANY, ENCROACHMENTS, WETLANDS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GROUND;
  2. PROPERTY SUBJECT TO DOCUMENTS OF RECORD;
  3. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF N.J. AS TIDELANDS;
  4. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE LAND SURVEYOR FOR ANY OTHER PURPOSE 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.
  5. ONLY COPIES FROM THE ORIGINAL SURVEY MARKED WITH AN ORIGINAL PROFESSIONAL LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED VALID COPIES;
  6. SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE N.J. STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS;
  7. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW;
  8. OFFSETS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR ANY CONSTRUCTION OF PERMANENT STRUCTURES i.e. BUILDINGS, SHEDS, FENCES, ETC.

**ELS SURVEYING, LLC**  
 62 FRENEAU AVENUE, SUITE 3  
 MATAWAN, NJ 07747  
 SCALE 1"=20'  
 CERTIFICATE NO. 24GA28281300

PLAN OF SURVEY  
 PREPARED FOR  
**MATTHEW SHAPIRO and DANIELLE SHAPIRO**  
 SITUATED IN THE  
 TOWNSHIP OF LIVINGSTON,  
 ESSEX COUNTY, NJ  
 JOB NO. 19-1168      TITLE NO. 599-123086

**RUSSELL S. KAUFFMAN**  
 PROFESSIONAL LAND SURVEYOR  
 N.J. LICENSE NO. 24GS02315200  
 DATE: 05-29-19