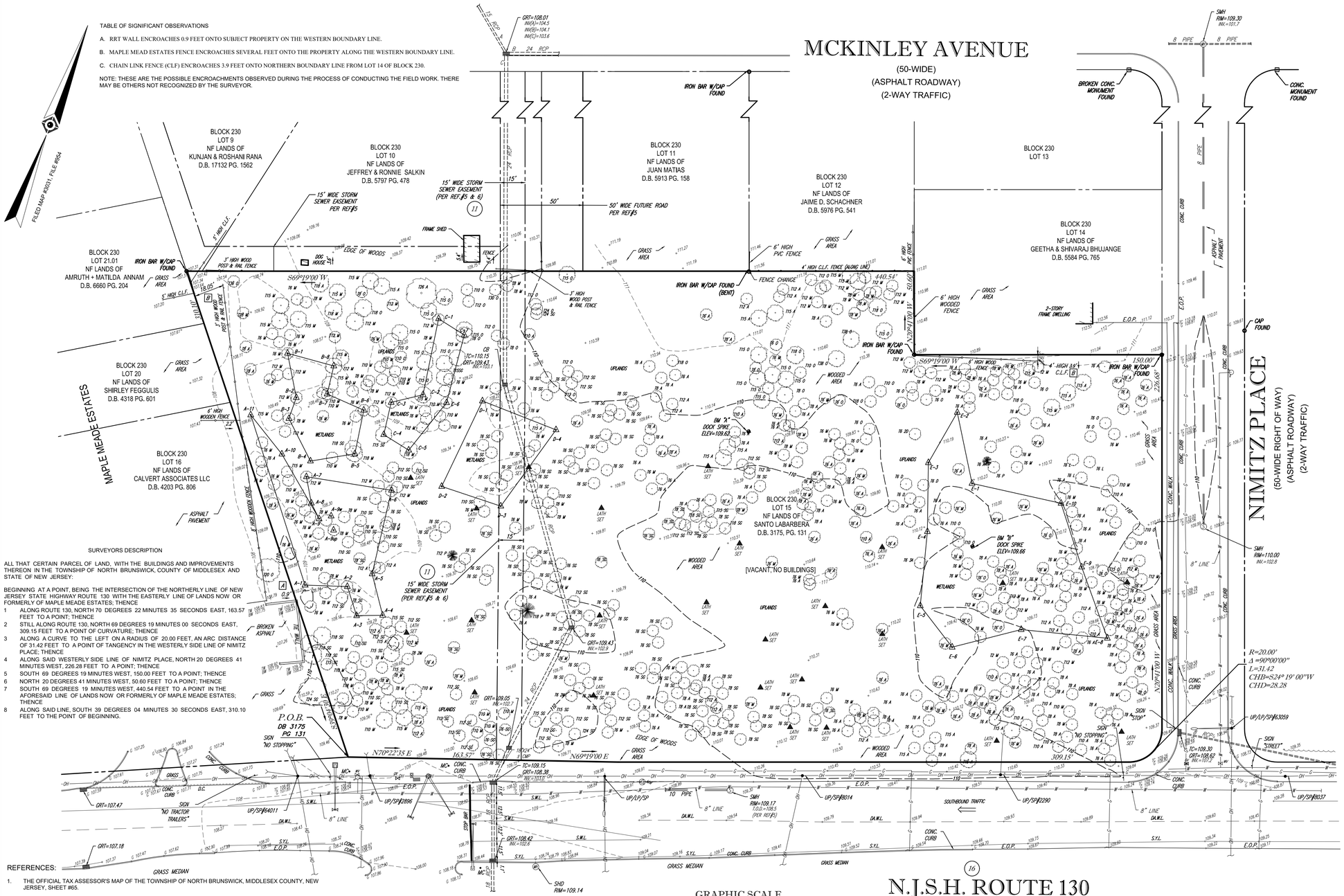
TABLE OF SIGNIFICANT OBSERVATIONS

A. RRT WALL ENCROACHES 0.9 FEET ONTO SUBJECT PROPERTY ON THE WESTERN BOUNDARY LINE.

B. MAPLE MEAD ESTATES FENCE ENCROACHES SEVERAL FEET ONTO THE PROPERTY ALONG THE WESTERN BOUNDARY LINE.

C. CHAIN LINK FENCE (CLF) ENCROACHES 3.9 FEET ONTO NORTHERN BOUNDARY LINE FROM LOT 14 OF BLOCK 230.

NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELD WORK. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.



VICINITY MAP
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NOTES:

1. PROPERTY KNOWN AS LOT 15, BLOCK 230, AS SHOWN ON THE OFFICIAL TAX ASSESSORS MAP FOR THE TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, STATE OF NEW JERSEY. NO KNOWN STREET NUMBER.
2. AREA = 152,943 S.F. OR 3.511 AC.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE COMMITMENT PREPARED BY MID STATE ABSTRACT COMPANY, AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NO. MS-154629-2, WITH A COMMITMENT DATE OF 02-15-2019, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:
   (11) EASEMENTS OF RECORD AS FOLLOWS: SUBJECT TO A 15 FOOT WIDE UTILITY EASEMENT AS SHOWN ON THE NORTH BRUNSWICK TOWNSHIP TAX MAP AND A 15 FOOT WIDE STORM SEWER EASEMENT AS SHOWN ON FILED MAP #3031-954. SHOWN HEREON
   (12) SETBACK ON FILED MAP: #3031-954 AS FOLLOWS. NONE ON SUBJECT PROPERTY
   (16) SUBJECT TO SLOPE AND DRAINAGE RIGHTS, IF ANY, IN AND ALONG U.S. ROUTE 130. NOT SHOWN BLANKET IN NATURE.
6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD ZONE X (OTHER AREAS), (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.

   PRELIMINARY FIRM: BY GRAPHIC PLOTTING ONLY SUBJECT PREMISES IS LOCATED IN AN AREA WHERE NO FLOOD MAP PANEL IS PRINTED, PER REF. #3.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
9. WAIVER OF SETTING CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 13:40-5.2.
10. THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
11. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
12. THE WETLANDS BOUNDARY LIMITS SHOWN ON THIS SURVEY ARE BASED ON WETLANDS FIELD IDENTIFICATION MARKERS PLACED BY BOHLER ENGINEERING ON 08-15-2018, AND FIELD LOCATED BY CONTROL POINT ASSOCIATES INC. ON 08-31-2018. AT THE TIME OF THIS MAPPING, SAID WETLAND BOUNDARY LIMITS ARE SUBJECT TO CONFIRMATION BY N.J.D.E.P.
13. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88, BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
    TEMPORARY BENCH MARKS SET:
    TBM-A: DOCK SPIKE SET IN WOODS ELEVATION= 109.62'
    TBM-B: DOCK SPIKE SET IN WOODS ELEVATION= 109.66'
    PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED.
    ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
14. 656 TREES OF 6" AND GREATER WERE LOCATED AS PART OF THIS SURVEY.
15. SITE DOES NOT CURRENTLY HAVE ACTUAL POINTS OF ACCESS FROM EITHER ADJACENT ROAD.
16. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
17. THERE WERE NO DELINEATED WETLAND FLAGS OBSERVED ON THE SUBJECT PREMISES AT THE TIME OF SURVEY.
18. ANY PLOTTABLE OFFSITE (I.E. APPURTENANT) EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO THE SURVEYOR OR OBTAINED BY THE SURVEYOR AS PART OF THE SURVEY PURSUANT TO SECTIONS 5 AND 6 HAVE BEEN SHOWN.

SURVEYORS DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON IN THE TOWNSHIP OF NORTH BRUNSWICK, COUNTY OF MIDDLESEX AND STATE OF NEW JERSEY:

BEGINNING AT A POINT, BEING THE INTERSECTION OF THE NORTHERLY LINE OF NEW JERSEY STATE HIGHWAY ROUTE 130 WITH THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF MAPLE MEADE ESTATES; THENCE

1 ALONG ROUTE 130, NORTH 70 DEGREES 22 MINUTES 35 SECONDS EAST, 163.57 FEET TO A POINT; THENCE
2 STILL ALONG ROUTE 130, NORTH 69 DEGREES 19 MINUTES 00 SECONDS EAST, 309.15 FEET TO A POINT OF CURVATURE; THENCE
3 ALONG A CURVE TO THE LEFT ON A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY IN THE WESTERLY SIDE LINE OF NIMITZ PLACE; THENCE
4 ALONG SAID WESTERLY SIDE LINE OF NIMITZ PLACE, NORTH 20 DEGREES 41 MINUTES WEST, 226.28 FEET TO A POINT; THENCE
5 SOUTH 69 DEGREES 19 MINUTES WEST, 150.00 FEET TO A POINT; THENCE
6 NORTH 20 DEGREES 41 MINUTES WEST, 50.60 FEET TO A POINT; THENCE
7 SOUTH 69 DEGREES 19 MINUTES WEST, 440.54 FEET TO A POINT IN THE AFORESAID LINE OF LANDS NOW OR FORMERLY OF MAPLE MEADE ESTATES; THENCE
8 ALONG SAID LINE, SOUTH 39 DEGREES 04 MINUTES 30 SECONDS EAST, 310.10 FEET TO THE POINT OF BEGINNING.

LEGEND

124 / 125	EXISTING CONTOUR		TRAFFIC SIGNAL POLE
× 123.45	EXISTING SPOT ELEVATION		SIGN
× TC 123.45	EXIST. TOP OF CURB ELEVATION		CATCH BASIN OR INLET
× G 122.95	EXIST. GUTTER ELEVATION		DELINEATION FLAG
× TW 123.45	EXIST. TOP OF WALL ELEVATION	8"	TREE STUMP & SIZE
× BW 122.95	EXIST. BOTTOM OF WALL ELEVATION	C.L.F.	CHAIN LINK FENCE
OH	OVERHEAD WIRES	D.C.	DEPRESSED CURB
G	APPROX. LOC. UNDERGROUND GAS LINE	E.O.C.	EDGE OF CONC.
W	APPROX. LOC. UNDERGROUND WATER LINE	E.O.P.	EDGE OF PAVEMENT
	HYDRANT	MC	METAL COVER
WV	WATER VALVE	RRT WALL	TIE WALL
GV	GAS VALVE	S.W.L.	SOLID WHITE LINE
SMH	SANITARY/SEWER MANHOLE	S.Y.L.	SOLID YELLOW LINE
MH	UNKNOWN MANHOLE	DA.W.L.	DASHED WHITE LINE
UP/SP	UTILITY POLE/SOLAR PANEL	BLDG	BUILDING
UP/LP	UTILITY POLE/LIGHT POLE		PROPOSED SOIL BORING LOCATION
	GUY WIRE	T.O.D.	TOP OF DEBRIS
	DECIDUOUS TREE & TRUNK SIZE		TITLE REPORT EXCEPTION
			CONIFEROUS TREE & TRUNK SIZE

REFERENCES:

1. THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY, SHEET #65.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, NEW JERSEY, ALL JURISDICTIONS" PANEL 128 OF 286 , MAP NUMBER 34023C0128F, EFFECTIVE DATE:: JULY 6, 2010.
3. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, NEW JERSEY, ALL JURISDICTIONS" PANEL INDEX , MAP NUMBER 34023CIND0B, PRELIMINARY DATE:: JANUARY 30, 2015.
4. DIGITAL GIS MAPPING OF STORM SYSTEM PROVIDED BY THE NORTH BRUNSWICK DEPT. OF ENGINEERING
5. MAP ENTITLED "PLAN OF NORTH BRUNSWICK PARK" PREPARED BY EDWARD C. REILLY & ASSOCIATES; DATED: FEBRUARY 14, 1966; DATE FILED: JUNE 13, 1966 AS MAP NUMBER 2997 & FILE NUMBER 953.
6. MAP ENTITLED "REVISED PLAN OF NORTH BRUNSWICK PARK" PREPARED BY EDWARD C. REILLY & ASSOCIATES, DATED: OCTOBER 27, 1966; DATE FILED: NOVEMBER 4, 1966 AS MAP NUMBER 3031 & FILE NUMBER 954.
7. MAP ENTITLED "PLAN OF NORTH BRUNSWICK PARK - ADDITION 'A'" PREPARED BY EDWARD C. REILLY & ASSOCIATES, DATED: MARCH 1, 1967; DATE FILED: MAY 1, 1967 AS MAP NUMBER 3068 & FILE NUMBER 954.
8. MAP ENTITLED "NEW JERSEY STATE HIGHWAY DEPARTMENT GENERAL PROPERTY KEY MAP , MAPS 1-5," PROVIDED BY THE TOWNSHIP OF NORTH BRUNSWICK (25-753), DATED: DECEMBER 1933.
9. MAP ENTITLED "TOWNSHIP OF NORTH BRUNSWICK, 2013 ZONING MAP"

DESCRIPTION OF LAND

ALL THAT CERTAIN PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON IN THE TOWNSHIP OF NORTH BRUNSWICK, COUNTY OF MIDDLESEX AND STATE OF NEW JERSEY:

BEGINNING AT A POINT, BEING THE INTERSECTION OF THE NORTHERLY LINE OF NEW JERSEY STATE HIGHWAY ROUTE 130 WITH THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF MAPLE MEADE ESTATES; THENCE

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5 SOUTH 69 DEGREES 19 MINUTES WEST, 150.00 FEET TO A POINT; THENCE
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8 ALONG SAID LINE, SOUTH 39 DEGREES 04 MINUTES 30 SECONDS EAST, 310.10 FEET TO THE POINT OF BEGINNING.

THE LAND SHOWN ON THIS SURVEY IS THE SAME AS THAT DESCRIBED IN A TITLE REPORT PREPARED BY MID STATE ABSTRACT COMPANY, AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NO. MS-154629-2, WITH A COMMITMENT DATE OF 02-15-2019.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

TREE LEGEND

A	ASH
D	DOGWOOD
H	HOLLY
L	LOCUST
M	MAPLE
O	OAK
P	PINE
SG	SWEET GUM

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW JERSEY ONE-CALL SYSTEM (1-800-272-1000) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.
SERIAL NUMBER(S): 151900353

UTILITY COMPANY	PHONE NUMBER
VERIZON	800-922-0204
NO BRUNSWICK WATER	732-297-1334
TRANSCONTINENTAL GAS	201-933-5490
NO BRUNSWICK DPW	732-297-1134
PSE&G	800-436-7734
CABLEVISION	732-356-1300

THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

THIS SURVEY IS CERTIFIED TO:
QUICK CHEK REALTY, L.L.C.
FIRST AMERICAN TITLE INSURANCE COMPANY
MID-STATE ABSTRACT COMPANY
ERUDC NORTH BRUNSWICK, LLC, AND/OR ITS ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 11, 13, 14, 16, 18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 31, 2018.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL

04-15-2019
DATE

JAMES D. SENS
NEW JERSEY PROFESSIONAL LAND SURVEYOR #04320600
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
1	REVISE PER RECEIPT OF TITLE	--	J.J.W.	J.D.S.	04-15-2019

FIELD DATE	08-31-2018
FIELD BOOK NO.	18-21
FIELD BOOK PG.	104
FIELD CREW	K.R./C.E.
DRAWN:	J.J.W.

ALTA/NSPS LAND TITLE SURVEY
QuickChek
N.J.S.H. ROUTE 130
LOT 15, BLOCK 230
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY, STATE OF NEW JERSEY

CONTROL POINT ASSOCIATES, INC.
35 TECHNOLOGY DRIVE
WARREN, NJ 07059
908.668.0099 - 908.668.9595 FAX
MANHATTAN, NY 646.780.0411
MT. LAUREL, NJ 609.857.2099
CHALFONT, PA 215.712.9800
SOUTHBOROUGH, MA 508.948.3000

REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
J.D.S.	J.D.S.	09-13-2018	1 =30'	01-150334-02	1 OF 1

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