

NOTES:

- PROPERTY KNOWN AS LOT 34, 35.01, AND 36 BLOCK 148, AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY.
- LOT 34 AREA= 229,154 S.F. OR 5.281 AC.
LOT 35.01 AREA= 254,846 S.F. OR 5.850 AC.
LOT 36 AREA= 551,542 S.F. OR 12.784 AC.
- 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 ASBESTUS PLANS AND UTILITY MARK-OUT 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 PROPERTY UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.

THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:

- QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY, NOT FIELD VERIFIED.
QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING, INCLUDES MARK-OUT BY OTHERS.

- THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 2041-0234, WITH AN EFFECTIVE DATE OF 10/28/2020, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:

- TERMS AND CONDITIONS OF AGREEMENT AS SET FORTH IN DEED BOOK 2221 PAGE 1, BLANKET IN NATURE RELATING TO TRACT IV, LOT 36, BLOCK 148.
- RIGHTS AND EASEMENTS AS SET FORTH IN DEED BOOK 2221 PAGE 509, BLANKET IN NATURE RELATING TO TRACT I, LOTS 34 & TRACT V (LOT 35.01), BLOCK 148.
- EASEMENTS, TERMS AND CONDITIONS AS SET FORTH IN DEED BOOK 2221 PAGE 516 WATER MAIN EASEMENT SHOWN, SLOPE RIGHTS ALONG ROUTE 1, NO SPECIFIC LOCATION, EXISTING POLES ALONG NORTHEASTLY LINE SHOWN.
- RIGHTS OF OTHERS IN AND TO DRAINAGE DITCH CROSSING OVER PREMISES IN QUESTION AND AS SET FORTH IN DEED BOOK 2481, PAGE 861, NO DEFINED LOCATION, BLANKET IN NATURE.
- TERMS AND CONDITIONS OF AGREEMENT AS SET FORTH IN DEED BOOK 2483 PAGE 968, BLANKET IN NATURE.
- EASEMENTS TO PUBLIC SERVICE ELECTRIC AND GAS COMPANY AND NEW JERSEY BELL TELEPHONE COMPANY AS SET FORTH IN DEED BOOK 2487 PAGE 1127, POLES DEPICTED NOT OBSERVED.
- DEED BOOK 3002 PAGE 620 PROBABLE LOCATIONS SHOWN.
- DEED BOOK 3168 PAGE 288, NOT LOCATED ON SURVEYED PROPERTY.
- TERMS AND CONDITIONS OF EASEMENT AGREEMENT AS SET FORTH IN DEED BOOK 2581 PAGE 120, SHOWN HEREON.
- TERMS AND CONDITIONS OF TERMINATION OF EASEMENT AND GRANT OF SUBSTITUTE EASEMENT AGREEMENT AS SET FORTH IN DEED BOOK 3107 PAGE 758, NOT PLOTTABLE.
- SLOPE RIGHTS AND EASEMENTS TO THE STATE OF NEW JERSEY AS SET FORTH IN DEED BOOK 4100 PAGE 170, SHOWN HEREON.
- TERMS AND CONDITIONS OF REMEDIATION AGREEMENT AS SET FORTH IN DEED BOOK 5877 PAGE 471, BLANKET ENVIRONMENTAL RESTRICTIONS.
- EASEMENTS AND TERMS AND CONDITIONS OF NOTICE OF SUPPLEMENTAL FINAL ORDER AND JUDGMENT AS SET FORTH IN DEED BOOK 5107 PAGE 758, NOT PLOTTABLE.

- EXISTING FIRM: BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER REF. #2.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS GNGSD128).
TBM-A: MAG. NAL. SET IN ASPHALT PAVEMENT
ELEVATION= 113.18'
TBM-B: MAG. NAL. SET IN CONCRETE PAVEMENT
ELEVATION= 112.87'

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.

- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C. 14 (N.J.S.A. 4:63-36.3) AND N.J.A.C. 17:28-5.1 (D).
- THE STATE OF NEW JERSEY HAS DETERMINED THAT ALL OR A PORTION OF THIS LOT LIES IN A FRESHWATER WETLAND AND/OR TRANSITION AREA. CERTAIN ACTIVITIES IN WETLANDS AND TRANSITION AREAS ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A FRESHWATER WETLAND PERMIT. CONTACT THE DIVISION OF LAND USE REGULATION AT (609) 777-0454 OR [HTTP://WWW.NJ.GOV/DEPLANDUSE](http://www.nj.gov/dep/landuse) FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ON-SITE.

EXCELSIOR STREET
(100' WIDE UNIMPROVED R.O.W.)

DETERMINED WETLANDS/WATERS
BOUNDARY LINE AS SHOWN BY MAGNETIC
REF. # 1115-09-00011
DATED MARCH 2, 2007
EXP. MARCH 2, 2026

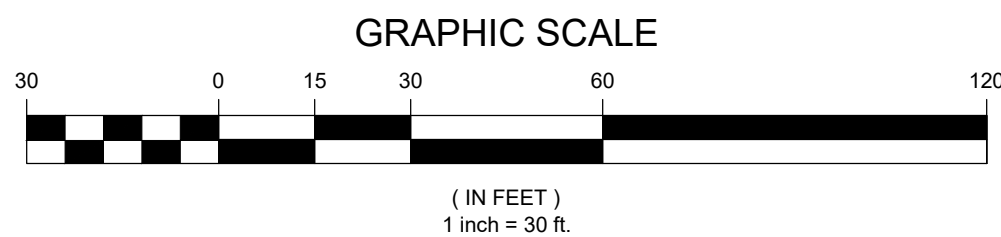
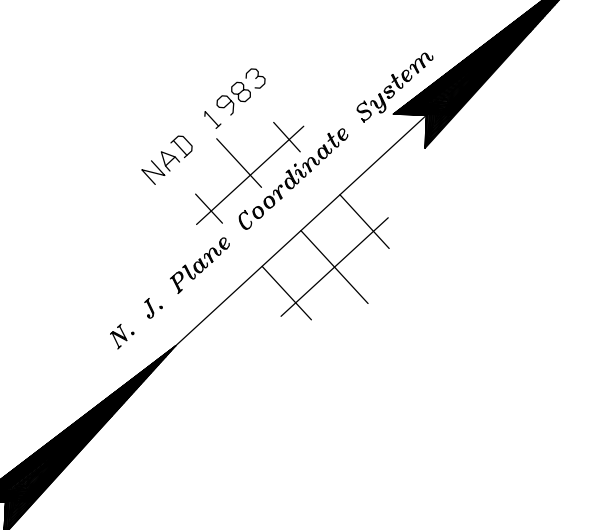
BLOCK 148
LOT 34
(TRACT III)

N.F. LANDS OF
1980 US HWY 1, LLC
D.B. 5877, PG. 459

MATCHLINE SHEET 2

PROPOSED EASEMENT LEGEND

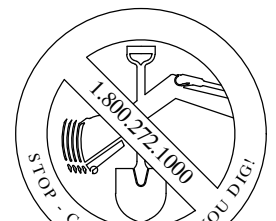
- PORTION OF ELIZABETH STREET TO BE VACATED AND ANNEXED TO LOT 35.01, BLOCK 148
- PORTION OF ELIZABETH STREET TO BE VACATED AND ANNEXED TO LOT 1.01, BLOCK 148
- WETLANDS AREAS "A", "B", "C", "D" & "F"
- WETLANDS AREA "E"
- AREA OF PROPOSED UTILITY EASEMENTS
- WETLANDS BUFFER AREA



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.

UTILITY COMPANY	PHONE NUMBER
ALGONTEKAS EASTERN GAS	713.627.5400
CENTURYLINK	888.738.8910
ZAYO GROUP	303.381.4683
NORTH BRUNSWICK WATER	877.783.5560
VERIZON	800.422.9977
MCI	800.840.0338
NORTH BRUNSWICK TWP	732.267.0922
PSEG	800.436.7734



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

REFERENCES:

- THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY, SHEET #32.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, NEW JERSEY, (ALL JURISDICTIONS), PANEL 128 OF 286", MAP NUMBER 340230128F, EFFECTIVE DATE: JULY 6, 2010.
- MAP ENTITLED "GENERAL PROPERTY PARCEL MAP, ROUTE U.S. 1 (1983) SECTION 5, DEANS ROAD TO ROUTE 26 SHOWING EXISTING RIGHT OF WAY AND PARCELS TO BE ACQUIRED IN THE TOWNSHIPS OF SOUTH BRUNSWICK AND NORTH BRUNSWICK," PREPARED BY NEW JERSEY DEPARTMENT OF TRANSPORTATION, DATED JUNE 1988.
- MAP ENTITLED "WETLAND LOCATIONS PLAN, 1980 US ROUTE 1 TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY, PREPARED BY WHITMAN, DATED 04/03/09.

LEGEND

- 124 EXISTING CONTOUR
- 125 EXISTING SPOT ELEVATION
- 125.45 EXIST. TOP OF CURB ELEVATION
- 125.95 EXIST. OUTTER ELEVATION
- 126.45 EXIST. TOP OF WALL ELEVATION
- 126.95 EXIST. BOTTOM OF WALL ELEVATION
- 127.45 EXIST. FINISHED FLOOR ELEVATION
- 127.95 EXIST. DOOR SILL ELEVATION
- 128.45 OVERHEAD WIRES
- 128.95 APPROX. LOC. UNDERGROUND NATURAL GAS LINE
- 129.45 APPROX. LOC. UNDERGROUND WATER LINE
- 129.95 SUBSURFACE UTILITY QUALITY LEVEL C
- 130.45 SUBSURFACE UTILITY QUALITY LEVEL D
- 130.95 DEPRESSURE CURB
- 131.45 HYDRANT
- 131.95 SIAMSE CONNECTION
- 132.45 WATER VALVE
- 132.95 GAS VALVE
- 133.45 GAS METER
- 133.95 ELECTRIC METER
- 134.45 UNKNOWN MANHOLE
- 134.95 DRAINAGE/STORM MANHOLE
- 135.45 TELEPHONE MANHOLE
- 135.95 AIR CONDITIONING UNIT
- 136.45 CLEAN OUT
- 136.95 VENT & NUMBER OF VENTS
- 137.45 ROOF DRAIN
- 137.95 UTILITY POLE
- 138.45 UTILITY POLE/LIGHT POLE/SOLAR PANEL
- 138.95 GUY WIRE
- 139.45 TRAFFIC SIGNAL POLE
- 139.95 PAINTED ARROWS
- 140.45 SIGN
- 140.95 BOLLARD
- 141.45 U-BOLLARD
- 141.95 MONITORING WELL ON CONC.
- 142.45 AREA LIGHT
- 142.95 BUILDING LIGHT
- 143.45 AREA LAMP
- 143.95 CATCH BASIN OR INLET
- 144.45 DECIDUOUS TREE & TRUNK SIZE
- 144.95 PARKING SPACE COUNT
- 145.45 CHAIN LINK FENCE
- 145.95 DEPRESSURE CURB
- 146.45 EDGE OF CONC.
- 146.95 EDGE OF PAVEMENT
- 147.45 LANDSCAPED AREA
- 147.95 MASONRY BLOCK WALL
- 148.45 METAL COVER
- 148.95 FIRE DEPARTMENT CONNECTION
- 149.45 TYPICAL
- 149.95 SOLID WHITE LINE
- 150.45 SOLID YELLOW LINE
- 150.95 SOLID BLUE LINE
- 151.45 DOUBLE YELLOW LINE
- 151.95 DASHED WHITE LINE
- 152.45 DASHED YELLOW LINE
- 152.95 STOP BAR
- 153.45 HANDICAP
- 153.95 NO VISIBLE PIPE
- 154.45 TOP OF WATER
- 154.95 BOTTOM OF STRUCTURE
- 155.45 WETLANDS
- 155.95 DELINEATION FLAG
- 156.45 SEE NOTE 11
- 156.95 SOIL BORING LOCATION
- 157.45 OBSERVED IN FIELD
- 157.95 NO ACCESS DOT LINE

3	ADDED WETLANDS BUFFER AND REVISION PER LOT DATED MARCH 2, 2021	-	B.T.W.	J.D.S.	05-04-2021
2	SHOW PROPOSED DRAINAGE FEATURES IN ELIZABETH STREET	C.S.	M.J.B.	J.D.S.	04-16-2021
1	REVISION LEGEND, ADD WETLAND FLAG & SOIL BORING LOCATION	S.B.	E.B.	J.D.S.	02-16-2021
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE

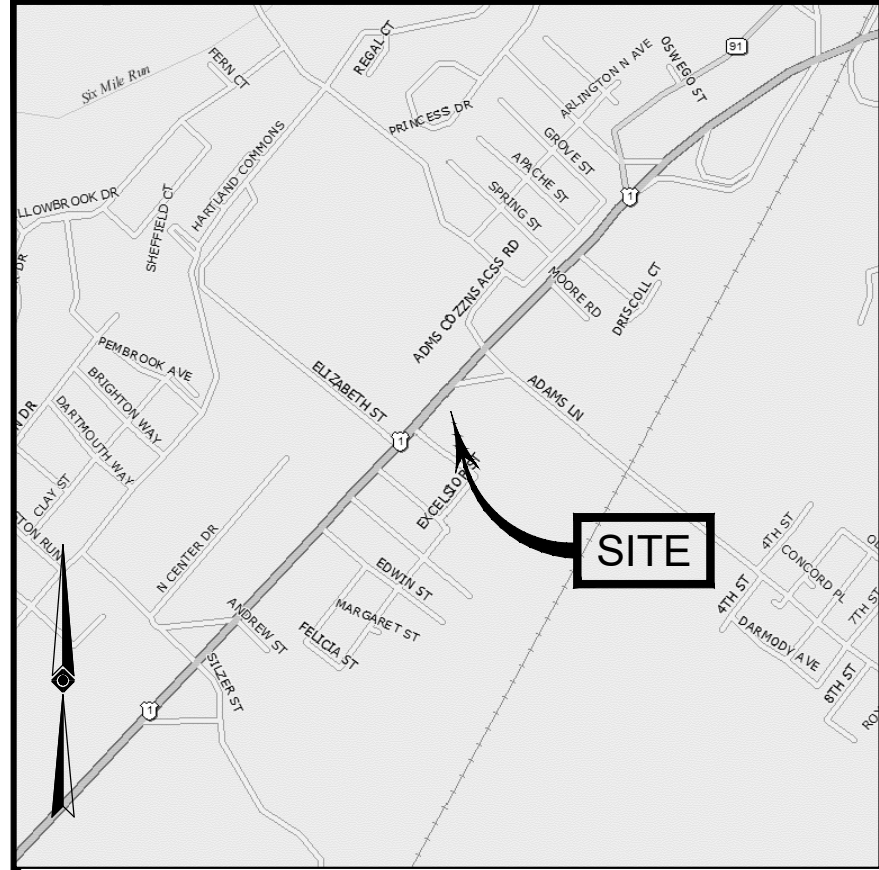
FIELD DATE	11-16-2020	ALTA/NSPS LAND TITLE SURVEY
FIELD BOOK NO.	20-33	BLOCK 148, LOTS 34, 35.01 & 36
FIELD BOOK PG.	21	1980 US ROUTE 1
		TOWNSHIP OF NORTH BRUNSWICK
		MIDDLESEX COUNTY, STATE OF NEW JERSEY

FIELD CREW	K.O.C.S.	CONTROL POINT ASSOCIATES, INC.
DRAWN	PRV	30 INDEPENDENCE BOULEVARD, SUITE 100
REVIEWED	K.V.G.	WARREN, NJ 07059
APPROVED	J.D.S.	WWW.CONTROLPOINTASSOCIATES.COM
DATE	12-31-2020	
SCALE	1"=30'	
FILE NO.	01-200146-00	
DWG. NO.	1	OF 2

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL.

JAMES D. SENS
NEW JERSEY PROFESSIONAL LAND SURVEYOR #26094322600
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24647038000



VICINITY MAP
2008 TALLMAN, STREET ALMA USA
(NOT TO SCALE)

NAD 1983
N. J. Plane Coordinate System

MATCHLINE SHEET 1



LEGEND

- 104 EXISTING CONTOUR
- 105 EXISTING SPOT ELEVATION
- + 103.45 EXIST. TOP OF CURB ELEVATION
- + 102.95 EXIST. GUTTER ELEVATION
- + 102.85 EXIST. TOP OF WALL ELEVATION
- + 102.95 EXIST. BOTTOM OF WALL ELEVATION
- + 102.95 EXIST. FINISHED FLOOR ELEVATION
- + 102.45 EXIST. DOOR SILL ELEVATION
- OH OVERHEAD WIRES
- APPROX. LOC. UNDERGROUND NATURAL GAS LINE
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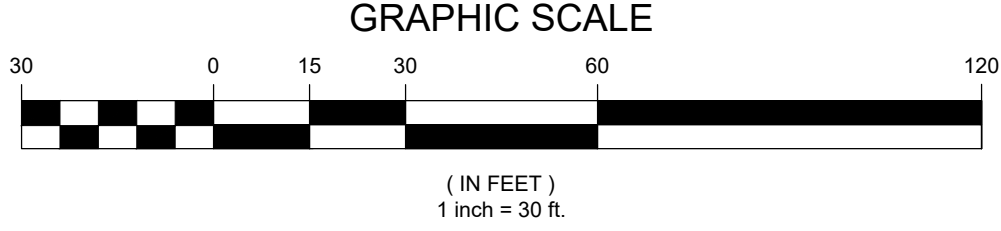
- M&M MASONRY BLOCK WALL
- MC METAL COVER
- F&C FIRE DEPARTMENT CONNECTION
- (TYP) TYPICAL
- S&L SOLID WHITE LINE
- S&L SOLID YELLOW LINE
- S&L SOLID BLUE LINE
- D&L DOUBLE YELLOW LINE
- D&L DASHED WHITE LINE
- D&L DASHED YELLOW LINE
- S&L STOP BAR
- NDP HANDICAP
- N&P NO VISIBLE PIPE
- BNV TOP OF WATER
- BSB BOTTOM OF STRUCTURE
- W&L WETLANDS DELINEATION FLAG
- SEE NOTE 11
- NO ACCESS DOT LINE
- WETLANDS DELINEATION FLAG
- SEE NOTE 11

PROPOSED EASEMENT LEGEND

- PORTION OF ELIZABETH STREET TO BE VACATED AND ANNEXED TO LOT 35.01, BLOCK 148
- PORTION OF ELIZABETH STREET TO BE VACATED AND ANNEXED TO LOT 1.01, BLOCK 149
- WETLANDS AREAS "A", "B", "C", "D" & "F"
- WETLANDS AREA "E"
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NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL

JAMES D. SENS

NEW JERSEY PROFESSIONAL LAND SURVEYOR #42694322600
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27038000

SEE SHEET 1 OF 2 FOR NOTES AND REFERENCES

NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
3	ADDED WETLANDS BUFFER AND REVISION PER DATED MARCH 2, 2021				
2	SHOW PROPOSED EASEMENT AREA FEATURES IN ELIZABETH STREET	C.S.	M.B.	J.D.S.	04-16-2021
1	REVISE LEGEND, ADD WETLAND FLAG & SOL BURNING LOCATION	S.B.	E.B.	J.D.S.	02-16-2021

FIELD DATE 11-16-2020	ALTA/NPS LAND TITLE SURVEY
FIELD BOOK NO. 20-33	BLOCK 148, LOTS 34, 35.01 & 36
FIELD BOOK PG. 21	1980 US ROUTE 1
	TOWNSHIP OF NORTH BRUNSWICK
	MIDDLESEX COUNTY, STATE OF NEW JERSEY
FIELD CREW K.O.C.S.	CONTROL POINT ASSOCIATES, INC.
DRAWN PRV	30 INDEPENDENT BOULEVARD, SUITE 100 WARREN, NJ 07059 WWW.CPSURVEY.COM
REVIEWED K.V.G.	DATE 12-31-2020
APPROVED J.D.S.	SCALE 1"=30'
FILE NO. 01-200146-00	DWG. NO. 2 OF 2