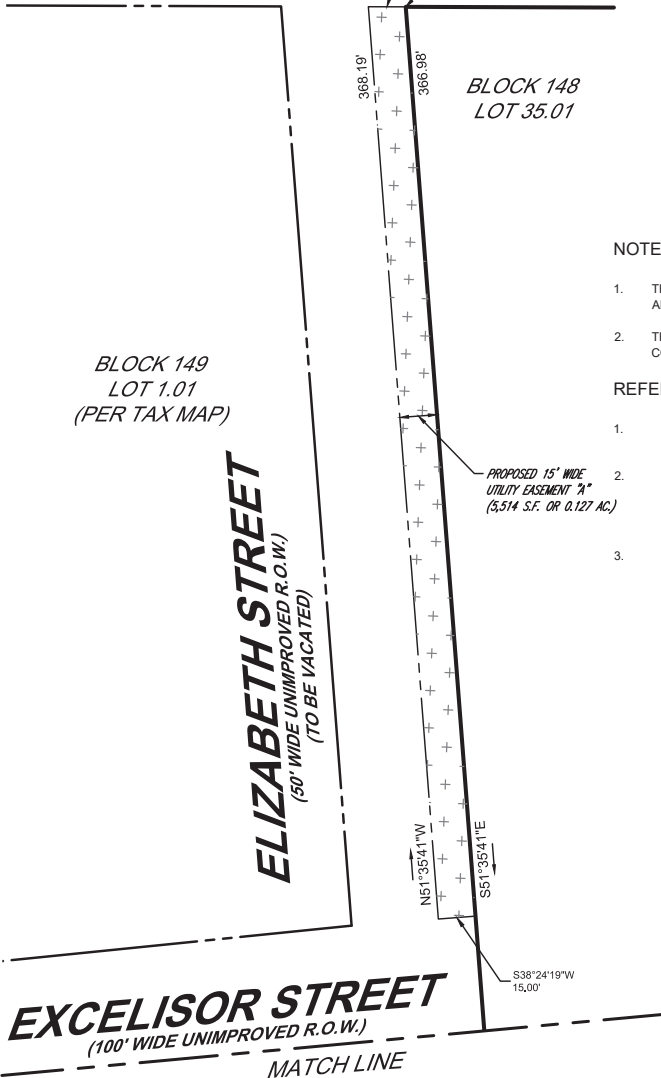
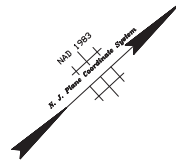


US ROUTE 1
 (134.5' WIDE R.O.W.)
 (ASPHALT ROADWAY)
 (TWO WAY TRAFFIC)



LEGEND



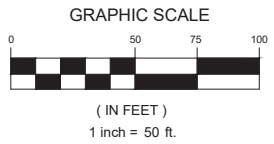
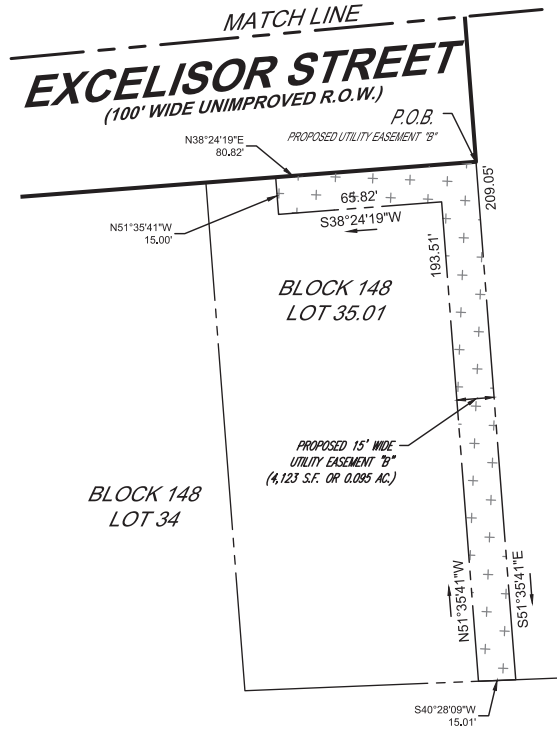
AREA OF PROPOSED UTILITY EASEMENTS

NOTES:

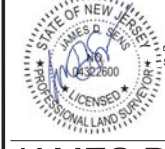
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED UTILITY EASEMENTS ON AND ALONG LOT 35.01, BLOCK 148.
2. THIS PLAN IS BASED ON INFORMATION PROVIDED, BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.

REFERENCES:

1. THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY, SHEET #32.
2. MAP ENTITLED, "ALTANSPS LAND TITLE SURVEY, BLOCK 148, LOTS 34, 35.01 & 36, 1980 US ROUTE 1, TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, STATE OF NEW JERSEY", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 12-31-2020, LAST REVISED 02-16-2021.
3. ROAD VACATION & EASEMENT SKETCH PROVIDED BY CLIENT ON 03-10-2021.




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.



Digitally signed
 by James D. Sens
 Date: 2021.04.19
 08:47:14 -04'00'

JAMES D. SENS
 NEW JERSEY PROFESSIONAL LAND SURVEYOR #24GS04322600
 NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

FIELD DATE	EXHIBIT SKETCH - PROPOSED UTILITY EASEMENTS		
FIELD BOOK NO.	BLOCK 148, LOT 35.01		
FIELD BOOK PG.	1980 US ROUTE 1		
FIELD CREW	TOWNSHIP OF NORTH BRUNSWICK		
DRAWN:	MIDDLESEX COUNTY, STATE OF NEW JERSEY		
M.J.B.	 CONTROL POINT ASSOCIATES, INC. 30 INDEPENDENCE BOULEVARD, SUITE 100 WARREN, NJ 07059 908.668.8999 - 908.668.9595 FAX WWW.CPASURVEY.COM CHALFONT, PA 215.712.8800 MT. LAUREL, NJ 609.857.2000 MANHATTAN, NY 646.780.0411 LONG ISLAND, NY 631.580.2545 SOUTHBOROUGH, MA 508.948.3000 ALBANY, NY 518.217.5010 ROCHESTER, NY 585.250.1764		
APPROVED:	DATE	SCALE	FILE NO.
J.D.S.	04-16-2021	1"=50'	01-200146-00
			DWG. NO.
			1 OF 1



April 16, 2021
 01-200146-00

LEGAL DESCRIPTION
 PROPOSED 15' WIDE UTILITY EASEMENT "B"
 ACROSS A PORTION OF LOT 35.01, BLOCK 148
 TOWNSHIP OF NORTH BRUNSWICK, COUNTY OF MIDDLESEX
 STATE OF NEW JERSEY

BEGINNING AT A POINT, SAID POINT BEING WHERE THE NORTHEASTERLY TERMINAL LINE EXCELISOR STREET (100 FEET WIDE RIGHT OF WAY) INTERSECTS THE SOUTHWESTERLY LINE OF LOT 35.01, BLOCK 148, AND RUNNING THENCE;

1. ACROSS LOT 35.01, BLOCK 148, SOUTH 51 DEGREES 35 MINUTES 41 SECONDS EAST, A DISTANCE OF 209.05 FEET TO A POINT IN THE DIVIDING LINE OF LOTS 34 & 35.01, BLOCK 148, THENCE;
2. ALONG SAID DIVIDING LINE, SOUTH 40 DEGREES 28 MINUTES 09 SECONDS WEST, A DISTANCE OF 15.01 FEET TO A POINT, THENCE;
3. ACROSS LOT 35.01 THE FOLLOWING THREE (3) COURSES, NORTH 51 DEGREES 35 MINUTES 41 SECONDS WEST, A DISTANCE OF 194.05 FEET TO A POINT, THENCE;
4. SOUTH 38 DEGREES 24 MINUTES 19 SECONDS WEST, A DISTANCE OF 65.82 FEET TO A POINT, THENCE;
5. NORTH 51 DEGREES 35 MINUTES 41 SECONDS WEST, A DISTANCE OF 15.00 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF EXCELISOR STREET, THENCE;
6. ALONG SAID LINE, NORTH 38 DEGREES 24 MINUTES 19 SECONDS EAST, A DISTANCE OF 80.82 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 4,123 SQUARE FEET OR 0.095 ACRES

THIS DESCRIPTION IS PREPARED WITH REFERENCE TO A MAP ENTITLED "EXHIBIT SKETCH – PROPOSED UTILITY EASEMENTS, BLOCK 148, LOT 35.01, 1980 US ROUTE 1, TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, STATE OF NEW JERSEY," PREPARED BY CONTROL POINT ASSOCIATES INC., DATED 04-16-2021.



Digitally signed
 by James D.
 Sens, PLS
 Date:
 2021.04.19
 08:53:05 -04'00'

CONTROL POINT ASSOCIATES, INC.

 JAMES D. SENS
 STATE OF NEW JERSEY
 PROFESSIONAL LAND SURVEYOR #24GS04322600
 NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

04-16-2021
 DATE

JDS/MJB
 PREPARED BY: MJB
 REVIEWED BY: JDS



April 16, 2021
 01-200146-00

LEGAL DESCRIPTION

PROPOSED 15' WIDE UTILITY EASEMENT "A"
 ACROSS A PORTION OF EXISTING ELIZABETH STREET TO BE VACATED AND ANNEXED TO LOT 35.01, BLOCK 148
 TOWNSHIP OF NORTH BRUNSWICK, COUNTY OF MIDDLESEX
 STATE OF NEW JERSEY

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF U.S. ROUTE 1 (134.5 FEET WIDE RIGHT OF WAY),
 WHERE THE SAME IS INTERSECTED BY THE EXISTING NORTHERLY LINE OF ELIZABETH STREET (50 FEET WIDE
 UNIMPROVED RIGHT OF WAY TO BE VACATED), AND RUNNING THENCE;

1. ALONG THE EXISTING NORTHERLY LINE OF ELIZABETH STREET, SOUTH 51 DEGREES 35 MINUTES 41 SECONDS EAST, A DISTANCE OF 366.98 FEET TO A POINT IN THE NORTHWESTERLY LINE OF EXCELSIOR STREET (100 FEET WIDE UNIMPROVED RIGHT OF WAY), THENCE;
2. ALONG SAID NORTHWESTERLY LINE, SOUTH 38 DEGREES 24 MINUTES 19 SECONDS WEST, A DISTANCE OF 15.00 FEET TO A POINT IN, THENCE;
3. ACROSS ELIZABETH STREET RIGHT OF WAY, NORTH 51 DEGREES 35 MINUTES 41 SECONDS WEST, A DISTANCE OF 368.19 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF U.S. ROUTE 1, THENCE;
4. ALONG SAID SOUTHEASTERLY LINE, NORTH 42 DEGREES 59 MINUTES 34 SECONDS EAST, A DISTANCE OF 15.05 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 5,514 SQUARE FEET OR 0.127 ACRES

THIS DESCRIPTION IS PREPARED WITH REFERENCE TO A MAP ENTITLED "EXHIBIT SKETCH – PROPOSED UTILITY EASEMENTS, BLOCK 148, LOT 35.01, 1980 US ROUTE 1, TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, STATE OF NEW JERSEY," PREPARED BY CONTROL POINT ASSOCIATES INC., DATED 04-16-2021.



Digitally signed CONTROL POINT ASSOCIATES, INC.

by James D.

Sens, PLS

Date:

2021.04.19

08:52:31 -04'00'

 JAMES D. SENS
 STATE OF NEW JERSEY
 PROFESSIONAL LAND SURVEYOR #24GS04322600
 NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

04-16-2021
 DATE

JDS/MJB

PREPARED BY: MJB
 REVIEWED BY: JDS