

Richard A. Alaimo Engineering Company
200 High Street
Mount Holly, NJ 08060

Description of Parcel TSE-1
A Traffic Signal Easement
Part of Block 1, Lot 14.01
Located in the Township of North Brunswick,
Middlesex County, New Jersey

ALL THAT CERTAIN tract or parcel of land as shown on a certain map entitled
"Signalization of the Intersection of Finnegans Lane (CR 682) and Tulip Drive/Kory
Drive, Township of North Brunswick ... INDIVIDUAL PROPERTY PARCEL MAP ..."
dated September 2022, prepared by Richard A. Alaimo Engineering Company, said map to
be filed with the Middlesex County Clerk's Office more particularly described as follows:

PARCEL TSE-1 – A Permanent Traffic Signal Easement

BEGINNING at a point in the northerly right-of-way line of Finnegans Lane (MC
Rt. 682) said point being a reinforcement bar with cap to be set, same being therein distant
40.82 feet westerly from the point of intersection of the northerly right-of-way line of
Finnegans Lane, prolonged easterly, with the westerly right-of-way line of Tulip Drive
(50' wide), prolonged southerly; running thence

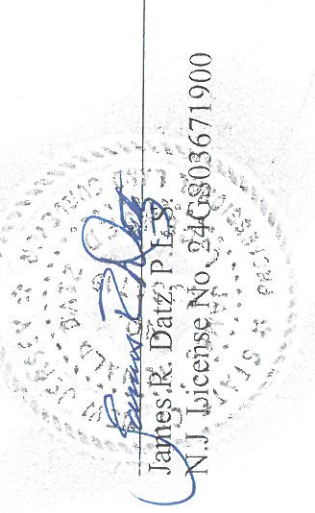
- 1) Along the Northerly right-of-way line of Finnegans Lane North 50 degrees
19 minutes 37 seconds West, 12.00 feet to a point and corner, said point
being a reinforcement bar with cap to be set; thence
- 2) North 39 degrees 40 minutes 23 seconds East, 6.00 feet to a point and
corner, said point being a reinforcement bar with cap to be set; thence
- 3) Parallel with Course No. 1 South 50 degrees 19 minutes 37 seconds East,
12.00 feet to a point and corner, said point being a reinforcement bar with
cap to be set; thence
- 4) Parallel with Course No. 2 South 39 degrees 40 minutes 23 seconds West,
6.00 feet, said point being a reinforcement bar with cap to be set on the
existing northerly right-of-way line of Finnegans Lane (54.00 feet off the

right-of-way centerline) having New Jersey State Plane Coordinates of North 584,740.3590, East 484,601.1873 to the point and place of beginning. CONTAINING within said bounds 72.00 SF/0.0017 Acres of land be the same more or less.

BEING part of the same lands and premises conveyed unto Hitesh R. Patel, Family Trust by deed from Finnegans Lane, LLC dated October 7, 2019 and recorded October 16, 2019 in the Office of the Middlesex County Clerk in Book 17654, Page 618.

Parcel TSE-1 as depicted on a map entitled, "Signalization of the Intersection of Finnegans Lane (CR 682) and Tulip Drive/Kory Drive (NOB013), Township of South Brunswick & Township of North Brunswick ... GENREAL PROPERTY PARCEL Map ..." dated September 2022, prepared by Richard A. Alaimo Engineering Company, said map to be filed with the Middlesex County Clerk's Office.

Description Prepared By:

The seal is circular with the text "STATE OF NEW JERSEY" around the top and "PROFESSIONAL ENGINEER" around the bottom. In the center, it reads "JAMES R. DATZ, P.L.S." and "N.J. LICENSE NO. 24CS03671900". A blue ink signature is written over the seal.