

INFORMATION OF FACT

1. THIS SURVEY AND PLAN IS BASED UPON THE FOLLOWING DATA AND/OR EXCEPTIONS:

	YES	NO	<u>ITEM</u>
a.) OWNER	X		COMMERCE CTR NB LLC % PRESTIGE INC
b.) DEED OF RECORD	<u>X</u>		DEED BOOK 5325, P. 44 & c.; DEED BOOK 05578, P. 853
c.) FIELD SURVEY	<u>X</u>		FIELD LOCATED ON FEBRUARY 13, 2023 AND AUGUST 11, 20
d.) FILED MAP		<u>X</u>	
e.) TAX MAP	<u>X</u>	—	LOT 1.07, LOT 1.04- BLOCK 4.46, SHEETS 18 & 19
f.) TITLE REPORT		<u>X</u>	
g.) OTHER (SEE REFERENCES)	<u>X</u>		SEE NOTE 8

- 2. <u>CERTIFIED TO:</u> PRESTIGE PROPERTIES AND DEVELOPMENT CO., INC.
- 3. PROPERTY KNOWN AS LOT 1.07 & 1.04, BLOCK 4.46; TAX MAP SHEETS 18 & 19 OF THE TOWNSHIP NORTH BRUNSWICK, MIDDLESEX COUNTY, STATE OF NEW JERSEY.
- 4. AREAS: LOT 1.07, BLOCK 4.46 = 858,677 SQ. FT.± / 19.712 ACRES±.

LOT 1.04, BLOCK 4.46 = 605,613 SQ. FT.± /13.903 ACRES±

5. THIS IS TO CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP. MAP OR PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED ON FEBRUARY 13, 2023, BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS" THE INFORMATION DEPICTED HEREON, CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY BELOW THE SURFACE AND NOT VISIBLE. ACCORDINGLY THE UNDERSIGNED PROFESSIONAL IS NOT RESPONSIBLE FOR THE PRESENCE OF UNDERGROUND UTILITIES OR STRUCTURES, IF SAME ARE NOT VISIBLE OR OTHERWISE DISCLOSED BY ANY AFOREMENTIONED DATA LISTED ABOVE.

- 6. THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL'S KNOWLEDGE, INFORMATION, AND BELIEF, AND IN ACCORDANCE WITH THE COMMONLY ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EITHER EXPRESSED OR
- 7. CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OR CERTIFIED DIGITAL SEAL OF THE UNDERSIGNED PROFESSIONAL IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.
- 8. <u>REFERENCES</u>
 - A. PLAN TITLED "ALTA/NSPS LAND TITLE SURVEY, PROPOSED LEASE AREA SITUATE ON A PORTION OF BLOCK 4.461, LOTS 1.06 & 1.07, TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY", DATED MARCH 15, 2019, LAST REVISED JANUARY 4, 2022, BY COLLIERS ENGINEERING & DESIGN.
- 9. THE UNDERSIGNED PROFESSIONAL IS NOT RESPONSIBLE FOR THE PRESENCE OF UNDERGROUND UTILITIES OR STRUCTURES IF SAME ARE NOT VISIBLE OR OTHERWISE DISCLOSED BY ANY OF THE ABOVE DATA.
- 10. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON VISIBLE ABOVE GROUND STRUCTURES. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES, ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED, THE CONTRACTOR SHALL HAVE ALL UNDERGROUND UTILITIES FIELD VERIFIED BY THE PROPER UTILITY COMPANIES BEFORE ANY CONSTRUCTION BECOME
- 11. TOXIC WASTE: THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OR NON-EXISTENCE OF TOXIC WASTES. THEREFORE IT SHOULD NOT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF TOXIC WASTE IS PORTRAYED HEREON. IT IS IN THE BEST INTEREST OF THE CLIENT TO PURSUE THIS MATTER AS A SEPARATE CONCERN APART FROM THIS SURVEY.
- 12. CONTROL: ESTABLISHED USING THE KEYNET VIRTUAL REFERENCE SYSTEM RTK NETWORK.
 HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) (NEW JERSEY STATE PLANE COORDINATE SYSTEM)
 VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
- 13. THIS PLAN IS MADE FOR AND CERTIFIED TO THE PARTIES NAMED HEREON FOR THE PURPOSE(S) STATED. NO OTHER PURPOSE IS INTENDED NOR IMPLIED. THE UNDERSIGNED PROFESSIONAL IS NEITHER RESPONSIBLE NOR LIABLE FOR THE USE OF THIS PLAN BEYOND ITS INTENDED PURPOSE.
- 14. THE SPATIAL RELATIONSHIP BETWEEN EXISTING FEATURES AND THE PROPERTY BOUNDARY LINES IS SHOWN HEREON, HOWEVER A DETERMINATION BETWEEN WHAT IS AND IS NOT CONSIDERED AN ENCROACHMENT IS UNABLE TO BE MADE.



VICINITY MAP

SCALE: N.T.S.
SOURCE: GOOGLE MAPS

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& Design

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PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON

PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE

No.
GS43329

PALLAN Digitally signed by John J. Panko Date: 2023.11.21 16:25:23-04'00 John J. Pankok

NEW JERSEY LICENSED PROFESSIONAL LAND SURVI LICENSE NUMBER: GS43329 COLLIERS ENGINEERING & DESIGN, INC. N.J. C.O.A. #: 24GA27986500

BOUNDARY AND TOPOGRAPHIC SURVEY

PRESTIGE
PROPERTIES AND
DEVELOPMENT CO.,
INC.

PART OF LOT 1.07, BLOCK 4.46

TOWNSHIP OF NORTH BRUNSWICK MIDDLESEX COUNTY NEW JERSEY

Colliers

Engineering
& Design

Mt. Laurel, NJ 08054

ng Phone: 856.797.0412

COLLIERS ENGINEERING & DESIGN, INC
DOING BUSINESS AS MASER CONSULTIN

MT. LAUREL

2000 Midlantic Drive,

Suite 100

AS SHOWN 03/13/23 BJS JJI

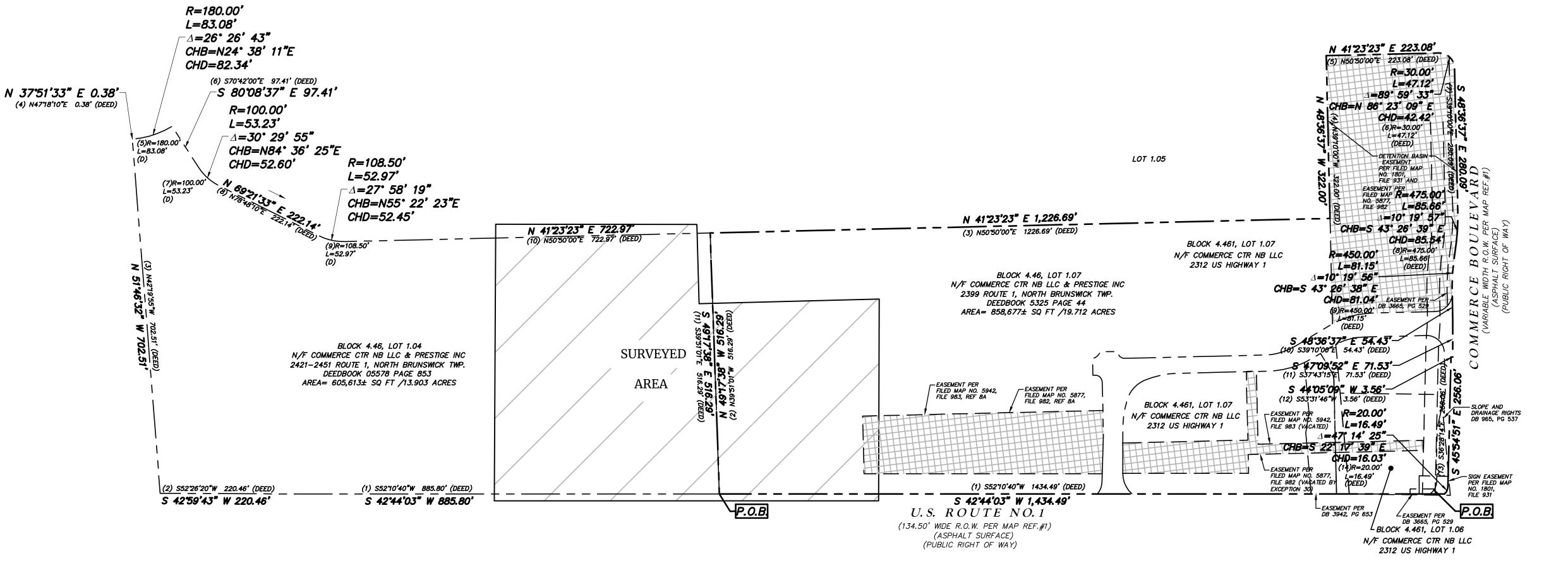
ROJECT NUMBER: DRAWING NAME:
21000124A V-SURV

HEET TITLE:

BOUNDARY AND TOPOGRAPHIC SURVEY

1 of 2

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



LOT DETAIL

