



November 06, 2024
File No. P-NO-00659-02
Lot 10.04, Block 4.33
Township of North Brunswick
N/F Watson

LEGAL DESCRIPTION
Permanent Easement
Through a portion of Lot 10.04, Block 4.33
Township of North Brunswick
Middlesex County, New Jersey

Permanent Easement

Being an irregular strip of land upon, through and across premises known and designated as Lot 10.04 in Block 4.33 on the current Township of North Brunswick Tax Map and the Individual Property Sketch entitled "SKETCH OF PROPOSED ROW EASEMENT THROUGH A PORTION OF LOT 10.04, BLOCK 4.33, TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY", Sheet 1 of 1, dated November 06, 2024, being more particularly described as follows:

Beginning at a point, said point being the intersection of the southwesterly Right-of-Way line of Cozzens Lane, variable width Right-of-Way, with the common line with Lot 11, Block 4.33, said beginning point having New Jersey State Plane Coordinates (NAD 1983) of N. 592,650.1695 feet, E. 490,536.5911 feet, and from said beginning point running: thence,

- 1) Along the aforementioned common line with Lot 11, South 39° 36' 16" West, a distance of 6.00 feet to a point, thence
- 2) Through Lot 10.04, Block 4.33, North 50° 23' 44" West, a distance of 112.11 feet to the common line with Lot 10.06, thence
- 3) Along said common line with Lot 10.06, North 44° 22' 16" East, a distance of 9.71 feet to the aforementioned southwesterly Right-of-Way line of Cozzens Lane, thence
- 4) Along said southwesterly Right-of-Way line of Cozzens Lane, South 45° 37' 44" East, a distance of 44.20 feet to a point, thence
- 5) Continuing along said southwesterly Right-of-Way line of Cozzens Lane, South 50° 23' 44" East, a distance of 67.26 feet to the point and place of beginning.

Said description of the proposed "Permanent Easement" through Lot 10.04 in Block 4.33 containing 753 Square Feet of land or 0.017 Acre, more or less.




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Intended to be a permanent easement adjacent to and contiguous with the existing public Right-of-Way of Cozzens Lane.

Said described lands being known as a portion of Lot 10.04, Block 4.33, as shown on the official Tax Map of the Township of North Brunswick

Said described lands being subject to such facts as may be disclosed in a full and accurate title search and survey into the property-in-question and the immediate adjoining.



Michael J. McGurl
Professional Land Surveyor
New Jersey License No. 38338

Lot 10.06, Block 4.33
P-NO-00659.02 Township of North Brunswick

JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME



TIMOTHY W. GILLEN, PE, PP, CME
BRUCE M. KOCH, PE, PP, CME
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TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
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November 06, 2024
File No. P-NO-00659-02
Lot 10.04, Block 4.33
Township of North Brunswick
N/F Watson

LEGAL DESCRIPTION
Temporary Easement
Through a portion of Lot 10.04, Block 4.33
Township of North Brunswick
Middlesex County, New Jersey

Temporary Easement

Temporary Construction Easement containing 490 Square Feet or 0.011 Acre of land, more or less, being a temporary right to enter upon, through and across premises known and designated as Lot 10.04 in Block 4.33 on the current Township of North Brunswick Tax Map. Said Temporary Easement being the temporary right to enter upon the lands of the owner or its assigns with personnel, equipment and materials for the purpose of constructing or reconstructing, proposed or existing road, drainage and grading improvements and appurtenances as far as the line marked "Temporary Easement", as shown on the "Sketch of Proposed Easement" dated November 2024.

Said description of the proposed "Temporary Easement" having been drawn in accordance with a certain map entitled "Sketch of Proposed ROW Easement through a portion of Lot 10.04, Block 4.33, North Brunswick Township, Middlesex County, New Jersey", dated November 2024, prepared by Michael J. McGurl, P.L.S., for the firm of CME Associates, 3141 Bordentown Avenue, Parlin, New Jersey.

Said described lands being subject to such facts as may be disclosed in a full and accurate title search and survey into the property-in-question and the immediate adjoining.



Michael J. McGurl
Professional Land Surveyor
New Jersey License No. 38338

Lot 10.04, Block 4.33 – Temporary Easement
P-NO-00659.02 Township of North Brunswick



November 06, 2024
File No. P-NO-00659-02
Lot 10.06, Block 4.33
Township of North Brunswick
N/F Torres Jr. & Hamm

LEGAL DESCRIPTION
Permanent Easement
Through a portion of Lot 10.06, Block 4.33
Township of North Brunswick
Middlesex County, New Jersey

Permanent Easement

Being an irregular strip of land upon, through and across premises known and designated as Lot 10.06 in Block 4.33 on the current Township of North Brunswick Tax Map and the Individual Property Sketch entitled "SKETCH OF PROPOSED ROW EASEMENT THROUGH A PORTION OF LOT 10.06, BLOCK 4.33, TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY", Sheet 1 of 1, dated November 06, 2024, being more particularly described as follows:

Beginning at a point, said point being at the intersection of the southwesterly Right-of-Way line of Cozzens Lane, variable width Right-of-Way, with the common line with Lot 10.04, Block 4.33, said beginning point having New Jersey State Plane Coordinates (NAD 1983) of N. 592,723.9539 feet, E. 490,453.1765 feet, and from said beginning point running: thence,

- 1) Along the aforementioned common line with Lot 10.04, South 44° 22' 16" West, a distance of 9.71 feet to a point, thence

Through Lot 10.06, Block 4.33, the following two (2) courses:

- 2) North 50° 23' 44" West, a distance of 80.80 feet to a point of curvature, thence
- 3) In a general westerly direction on the arc of a curve to the left having a radius of 10.00 feet and an arc length of 14.89 feet, chord bearing and distance of South 86° 57' 25" West 13.55 feet, to a point of tangency in the southeasterly Right-of-Way line of Delta Court, 50-foot Right-of-Way, thence
- 4) Along said southeasterly Right-of-Way line of Delta Court, North 44° 18' 34" East, a distance of 16.70 feet to a point, thence
- 5) Along the southerly Right-of-Way line of Delta Court, North 89° 22' 16" East, a distance of 13.72 feet to a point in the aforementioned southwesterly Right-of-Way line of Cozzens Lane, thence
- 6) Along said southwesterly Right-of-Way line of Cozzens Lane, South 45° 37' 44" East, a distance of 80.01 feet to the point and place of beginning.



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Lot 10.06, Block 4.33
Township of North Brunswick
N/F Torres Jr. & Hamm

Said description of the proposed "Permanent Easement" through Lot 10.06 in Block 4.33 containing 1,177 Square Feet of land or 0.027 Acre, more or less.

Intended to be a permanent easement adjacent to and contiguous with the existing public Right-of-Way of Cozzens Lane and Delta Court.

Said described lands being known as a portion of Lot 10.06, Block 4.33, as shown on the official Tax Map of the Township of North Brunswick

Said described lands being subject to such facts as may be disclosed in a full and accurate title search and survey into the property-in-question and the immediate adjoining.



Michael J. McGurl
Professional Land Surveyor
New Jersey License No. 38338

Lot 10.06, Block 4.33
P-NO-00659.02 Township of North Brunswick

JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
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November 06, 2024
File No. P-NO-00659-02
Lot 10.06, Block 4.33
Township of North Brunswick
N/F Hamm

LEGAL DESCRIPTION
Temporary Easement
Through a portion of Lot 10.06, Block 4.33
Township of North Brunswick
Middlesex County, New Jersey

Temporary Easement

Temporary Construction Easement containing 434 Square Feet or 0.010 Acre of land, more or less, being a temporary right to enter upon, through and across premises known and designated as Lot 10.06 in Block 4.33 on the current Township of North Brunswick Tax Map. Said Temporary Easement being the temporary right to enter upon the lands of the owner or its assigns with personnel, equipment and materials for the purpose of constructing or reconstructing, proposed or existing road, drainage and grading improvements and appurtenances as far as the line marked "Temporary Easement", as shown on the "Sketch of Proposed Easement" dated November 2024.

Said description of the proposed "Temporary Easement" having been drawn in accordance with a certain map entitled "Sketch of Proposed ROW Easement through a portion of Lot 10.06, Block 4.33, North Brunswick Township, Middlesex County, New Jersey", dated November 2024, prepared by Michael J. McGurl, P.L.S., for the firm of CME Associates, 3141 Bordentown Avenue, Parlin, New Jersey.

Said described lands being subject to such facts as may be disclosed in a full and accurate title search and survey into the property-in-question and the immediate adjoiners.



Michael J. McGurl
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Lot 10.06, Block 4.33 – Temporary Easement
P-NO-00659.02 Township of North Brunswick



November 06, 2024
File No. P-NO-00659-02
Lot 11, Block 4.33
Township of North Brunswick
N/F Samson

LEGAL DESCRIPTION
Permanent Easement
Through a portion of Lot 11, Block 4.33
Township of North Brunswick
Middlesex County, New Jersey

Permanent Easement

Being an irregular strip of land upon, through and across premises known and designated as Lot 11 in Block 4.33 on the current Township of North Brunswick Tax Map and the Individual Property Sketch entitled "SKETCH OF PROPOSED ROW EASEMENT THROUGH A PORTION OF LOT 11, BLOCK 4.33 TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY", Sheet 1 of 1, dated November 06, 2024, being more particularly described as follows:

Beginning at a point, said point being at the intersection of the southwesterly Right-of-Way line of Cozzens Lane, variable width Right-of-Way, with the common line with Lot 10.04, Block 4.33, said beginning point having New Jersey State Plane Coordinates (NAD 1983) of N. 592,650.1695 feet, E. 490,536.5911 feet, and from said beginning point running: thence,

- 1) Along the aforementioned southwesterly Right-of-Way line of Cozzens Lane, South 50° 23' 44" East, a distance of 107.17 feet to a point of curvature, thence
- 2) In a general southerly direction on the arc of a curve to the right having a radius of 25.00 feet and an arc length of 39.69 feet, chord bearing and distance of South 04° 55' 09" East 35.65 feet, to a point of tangency in the northwesterly Right-of-Way line of Wedgewood Drive, 50-foot Right-of-Way, thence
- 3) Along said northwesterly Right-of-Way line of Wedgewood Drive, South 40° 33' 26" West, a distance of 2.95 feet to a point of tangency, thence

Through Lot 11, Block 4.33 the following two (2) courses:

- 4) In a general northerly direction on the arc of a curve to the left having a radius of 22.00 feet and an arc length of 34.92 feet, chord bearing and distance of North 04° 55' 09" West 31.37 feet, to a point of tangency, thence
- 5) North 50° 23' 44" West, a distance of 110.12 feet to the aforementioned common line with Lot 10.04, thence
- 6) Along said common line with Lot 10.04, North 39° 36' 16" East 6.00 feet, to the point and place of beginning.



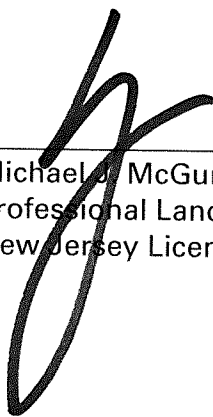
November 06, 2024
File No. P-NO-00659-02
Lot 11, Block 4.33
Township of North Brunswick
N/F Samson

Said description of the proposed "Permanent Easement" through Lot 11 in Block 4.33 containing 764 Square Feet of land or 0.018 Acre, more or less.

Intended to be a permanent easement adjacent to and contiguous with the existing public Right-of-Way of Cozzens Lane.

Said described lands being known as a portion of Lot 11, Block 4.33, as shown on the official Tax Map of the Township of North Brunswick

Said described lands being subject to such facts as may be disclosed in a full and accurate title search and survey into the property-in-question and the immediate adjoiners.



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Professional Land Surveyor
New Jersey License No. 38338

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P-NO-00659.02 Township of North Brunswick

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DAVID J. SAMUEL, PE, PP, CME
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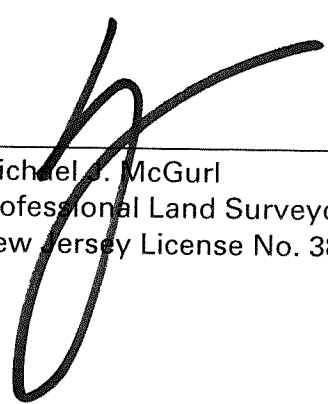
LEGAL DESCRIPTION
Temporary Easement
Through a portion of Lot 11, Block 4.33
Township of North Brunswick
Middlesex County, New Jersey

Temporary Easement

Temporary Construction Easement containing 317 Square Feet or 0.007 Acre of land, more or less, being a temporary right to enter upon, through and across premises known and designated as Lot 11 in Block 4.33 on the current Township of North Brunswick Tax Map. Said Temporary Easement being the temporary right to enter upon the lands of the owner or its assigns with personnel, equipment and materials for the purpose of constructing or reconstructing, proposed or existing road, drainage and grading improvements and appurtenances as far as the line marked "Temporary Easement", as shown on the "Sketch of Proposed Easement" dated November 2024.

Said description of the proposed "Temporary Easement" having been drawn in accordance with a certain map entitled "Sketch of Proposed ROW Easement through a portion of Lot 11, Block 4.33, North Brunswick Township, Middlesex County, New Jersey", dated November 2024, prepared by Michael J. McGurl, P.L.S., for the firm of CME Associates, 3141 Bordentown Avenue, Parlin, New Jersey.

Said described lands being subject to such facts as may be disclosed in a full and accurate title search and survey into the property-in-question and the immediate adjoiners.



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