

**LOT AREAS**

LOT 58	10,276 SQ FT	0.236 ACRE
LOT 59	3,157 SQ FT	0.072 ACRE
LOT 60	3,896 SQ FT	0.088 ACRE
LOT 68	7,000 SQ FT	0.161 ACRE
LOT 69	14,000 SQ FT	0.321 ACRE
LOT 70	16,229 SQ FT	0.373 ACRE
<b>TOTAL:</b>	<b>54,358 SQ FT</b>	<b>1.248 ACRE</b>

- REFERENCES:**
- "PLAN OF LOTS AT HIGHLAND PARK, LAWRENCEVILLE, N.J. UNSIGNED AND UNKNOWN AUTHOR, DATED JUNE 1914 AND FILED IN THE MERCER COUNTY CLERK'S OFFICE ON JULY 25, 1914 AS MAP NUMBER 1788.
  - "PLAN OF PROPOSED MINOR SUBDIVISION OF SECTION 13, LOT 123 AND SECTION 40, LOT 18 IN LAWRENCE TOWNSHIP, MERCER COUNTY, N.J. PREPARED BY TRENTON ENGINEERING COMPANY, INC AND DATED 6/29/1981, LAST REVISED 9/24/1981 (NOT FILED).
  - "PLAN OF LAND OF CHARLES C. HULLFISH, TWP. OF LAWRENCE, COUNTY OF MERCER, N.J. PREPARED BY DANIEL L. STONER, SURVEYOR, DATED NOV. 1965 AND LAST REVISED 8/02/1981.
  - LAWRENCE TOWNSHIP TAX MAP SHEET NO.S: 57.01, 57.02, 58.03, 58.06, 58.09, 58.10, 58.11, 63.01 & 63.

**LEGEND**

PROPERTY BOUNDARY	---	CENTERLINE	---
ADJOINER BOUNDARY	---	TREELINE	---
RIGHT OF WAY	---	FENCES	---
EASEMENT	---	GUIDE RAIL	---
SETBACK LINE (ZONE)	---	EDGE/CENTER OF WATER	---
ZONING BOUNDARY	---	U. POLE, W/SOLAR, W/LAMP	---
MUNICIPAL BOUNDARY	---	U. POLE W/TRANS, GUY, ANCHOR	---
FLOOD HAZARD LINE	---	LAMPS, AREA: 1, 2, 3, WALL, FLOOD	---
WETLAND LINE, MARK/FLAG	---	INLETS: A, B, E, YARD DRAIN	---
STORM SEWER	---	MANHOLE, CLEAN OUT, ROOF LEADER	---
SANITARY SEWER	---	FIRE HYDRANT, UTILITY VALVE	---
UNDERGROUND TEL/CABLE	---	DOOR, AREA LT, BOLLARD LT	---
WATER LINE	---	BOLLARD, PARKING METER, SIGN	---
GAS LINE	---	GROVE BIL, GAS METER	---
UNDERGROUND ELECTRIC	---	CONTOUR LINE, INTERMEDIATE	---
OVERHEAD WIRES	---	CONTOUR LINE, INDEX	---
EDGE PAVEMENT/GRAVEL	---	GRADE ELEVATION	---
CURB	---	DEPRESSED CURB	---

**NOTES:**

- NO DEED FOUND CONVEYING TITLE TO GARY HULLFISH. OWNER NAME PER TAX RECORDS.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS AND OTHER FINDINGS OF RECORD.
- THE FIELD MEASUREMENTS OF THIS SURVEY WERE ADJUSTED USING THE METHOD OF LEAST SQUARES NETWORK ANALYSIS. THE RESULTS OF THAT ADJUSTMENT WERE WITHIN THE TOLERANCE OF 0.01" ± 50 PPM AT 95% CONFIDENCE INTERVAL FOR THE NETWORK AND POINTS LOCATED FROM THE NETWORK.
- PER "FORM (FLOOD INSURANCE RATE MAP), MERCER COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL 136 OF 276, COMMUNITY: LAWRENCE, TOWNSHIP, NUMBER: 340250, PANEL: 136, SURVEY: F, MAP NUMBER: 340210136F, EFFECTIVE DATE: JULY 20, 2016", THE SUBJECT LOTS OF THIS SURVEY LIE IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- PROPERTY CORNERS TO BE SET. DEED BEARINGS ARE REFERENCED TO NJ STATE PLANE COORDINATE SYSTEM (83) (NJSPPS(83)) DB 2183 Pg 991 N 40° 52' 50" W (NJSPPS(83) N 40° 42' 18" W CONTOURS AND ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM (88)).
- LOTS 69 AND 70 HAVE NO BUILDINGS. LOTS 58, 59 AND 60 ARE OCCUPIED BY A 1 STORY MASONRY GARAGE (B DOORS). IT IS UNKNOWN WHAT PORTION OF THE GARAGE HAS A FINISHED

**NOTES (cont.)**

FLOOR, LOT 68 IS THE SITE OF A 1 & 2 STORY FRAME BUILDING CONTAINING OFFICES & A RETAIL SHOP.

- LOTS 58, 59 AND 69 AND THE SOUTHEASTERLY PORTION OF LOT 70 LIE WITHIN LAWRENCE TOWNSHIP LAND USE DISTRICT ZONE NC-1 (NEIGHBORHOOD CENTER-1). THE REST OF LOT 70 IS WITHIN LAND USE DISTRICT ZONE R-2B (RESIDENTIAL-2B). THE FOLLOWING ZONING STANDARDS ARE SUMMARIZED. SEE THE CURRENT "LAND USE ORDINANCE OF THE TOWNSHIP OF LAWRENCE" ORDINANCE NO. 2199-14 FOR SPECIFIC SITE REQUIREMENTS AND DETAILS.

**AREA, YARD, HEIGHT & BUILDING REQUIREMENTS OF ZONE NC-1 ARE:**

MIN. LOT AREA: 5,000 SF  
 MIN. LOT FRONTAGE: 50'  
 MIN. LOT WIDTH: 50'  
 MIN. LOT DEPTH: 90'  
 MIN. FRONT YARD: 0'  
 MIN. SIDE YARD: 10'  
 MIN. REAR YARD: 25'  
 MAX. IMPERVIOUS SURFACE RATIO: 0.80  
 MAX. FLOOR AREA: 1 STORY BLDG: 0.20 / 2 STORY BLDG: 0.30  
 MAX. HEIGHT (NON-RELIGIOUS USE): 35'  
 MAX. BUILDING SIZE: 10,000 SF  
 AREA, YARD, HEIGHT & BUILDING REQUIREMENTS OF ZONE R-2B

**NOTES (cont.)**

(SINGLE FAMILY DETACHED RESIDENTIAL USE) ARE:

MIN. LOT AREA: 15,000 SF  
 MIN. LOT FRONTAGE: 100'  
 MIN. LOT WIDTH: NA  
 MIN. LOT DEPTH: NA  
 MIN. SIDE YARD: 15'  
 MIN. REAR YARD: 40'  
 MAX. IMPERVIOUS SURFACE RATIO: 0.40  
 MAX. FLOOR AREA: NA  
 MAX. HEIGHT (NON-RELIGIOUS USE): NA  
 MAX. BUILDING SIZE: NA  
 MAX. GROSS FLOOR AREA: NA

- LOT 69 IS CURRENTLY USED AS A PARKING LOT FOR TENANTS AND PATRONS OF BUSINESSES ON LOTS 68, 68, 71 AND 72.
- PARKING EASEMENT AREA GRANTED BY GARY HULLFISH, HULLFISH REAL ESTATE COMPANY AND LISA HULLFISH (GRANTORS) TO JONATHAN HUNT AND MARY ELIZABETH HUNT (H/W) (GRANTEES) DATED APRIL 5, 2002 AND RECORDED IN THE MERCER COUNTY CLERK'S OFFICE IN DB 4410 PG. 28 AND FURTHER DEFINED IN AGREEMENT FOR EASEMENT BETWEEN THE SAME PARTIES DATED NOV. 11, 2002 AND RECORDED IN THE MERCER COUNTY CLERK'S OFFICE IN DB 4410 PG. 5.
- LOT 63 (DOMINANT ESTATE & GRANTEE) HAS AN EASEMENT ON

**NOTES (cont.)**

THE "FOOTPATH" ACCESS EASEMENT HAS BEEN RECORDED IN DB 4410 PG 27 AND IS SHOWN ON THE SURVEY.

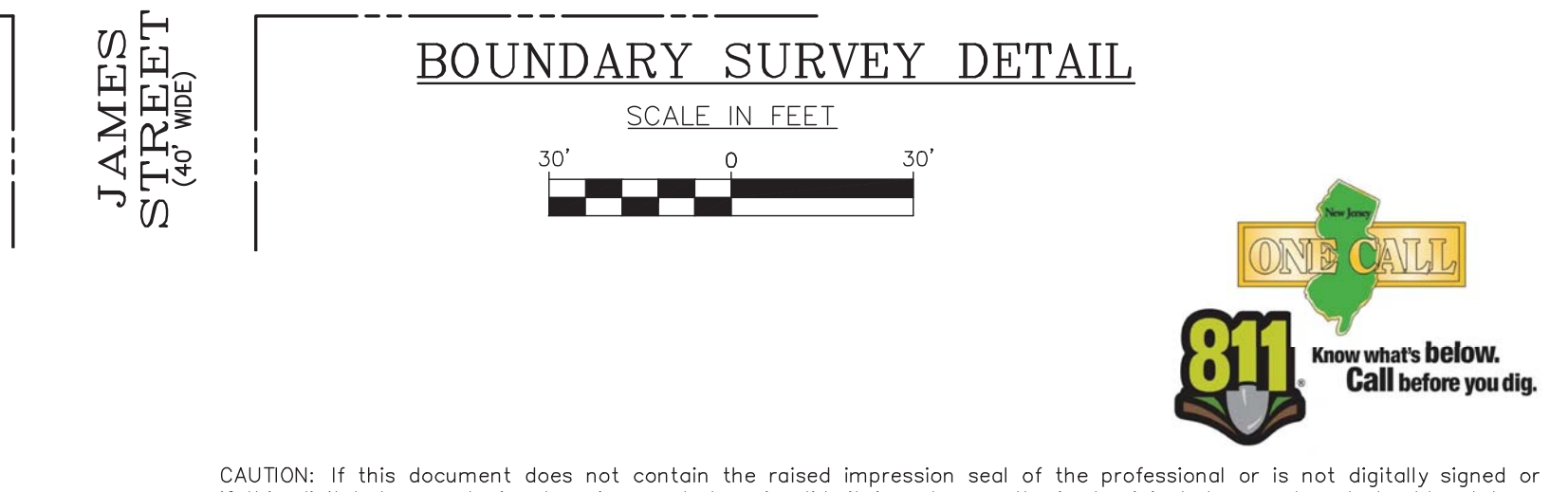
THE PARKING EASEMENT (DB 4410 PG 5) WILL BE EXTINGUISHED AND REPLACED BY AN EXECUTED BUT UNRECORDED LICENSE AGREEMENT BETWEEN HULLFISH REAL ESTATE COMPANY, LLC, GARY R. HULLFISH & LISA HULLFISH (LICENSEES) AND 2891 MAIN STREET HOLDINGS, LLC (LICENSEE). THE LICENSE ALLOWS THE LICENSEE (1) THE USE OF THE PEDESTRIAN WALKWAY (ALSO SHOWN AS "FOOTPATH" ACCESS EASEMENT), (2) USE OF THE DRIVEWAY FROM GORDON ST. INTO LOTS 69 & 70 AND THE PARKING AREAS IN THE REAR OF THOSE LOTS FOR VEHICLE INGRESS & EGRESS AND A BLOCK OF 10 PARKING SPACES FOR THE LICENSEE, PATRONS AND/OR EMPLOYEES OF LICENSEE'S BUSINESS AT THE LICENSEE PROPERTY, (3) USE OF THE

**NOTES (cont.)**

DRIVEWAY FROM GORDON ST. INTO LOTS 69 & 70 AND THE PARKING AREAS IN THE REAR OF THOSE LOTS FOR DELIVERY VEHICLES FOR VENDORS & SUPPLIERS TO LICENSEE'S BUSINESS AT THE LICENSEE'S PROPERTY.

THE LICENSE AGREEMENT AND A DECLARATION TO EXTINGUISH THE PARKING AND ACCESS EASEMENT DESCRIBED IN DB 4411 PG 5 ARE ABOUT TO BE RECORDED.

NO.	DATE	DESCRIPTION OF REVISION	BY
1	03/15/2019	LOCATE TREES & LARGER WITHIN PROPOSED CONSTRUCTION AREA.	ALS
2	9/14/21	CHANGE SHEET BORDER & ADD DIGITAL SIGNATURE	ALS
3	12/6/19	ADD LOT 68 TO SURVEY & REVISE NOTES/AREAS	ALS
4	7/29/19	REVISED NC-1 AND R-2B ZONE LINE PER TOWNSHIP ENGINEER	ALS
5	7/18/19	REVISED OUT BOUNDS PER RECOVERED EVIDENCE	ALS
6			
7			
8			
9			
10			



**HOPWELL VALLEY ENGINEERING, PC**  
 ENGINEERS, PLANNERS & LAND SURVEYORS

**BOUNDARY & TOPOGRAPHIC SURVEY**  
 FOR  
**HULLFISH REAL ESTATE COMPANY LLC**  
 LOTS 58, 59, 60, 68, 69 & 70 BLOCK 6301

SITUE IN  
 LAWRENCE TOWNSHIP MERCER COUNTY NEW JERSEY

Digitally signed by Allan L Sampson  
 Date: 2021.10.06 15:24:39 -0400  
 N.J. PROF. LAND SURVEYOR NO. 29056

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Sheet 1 of 1