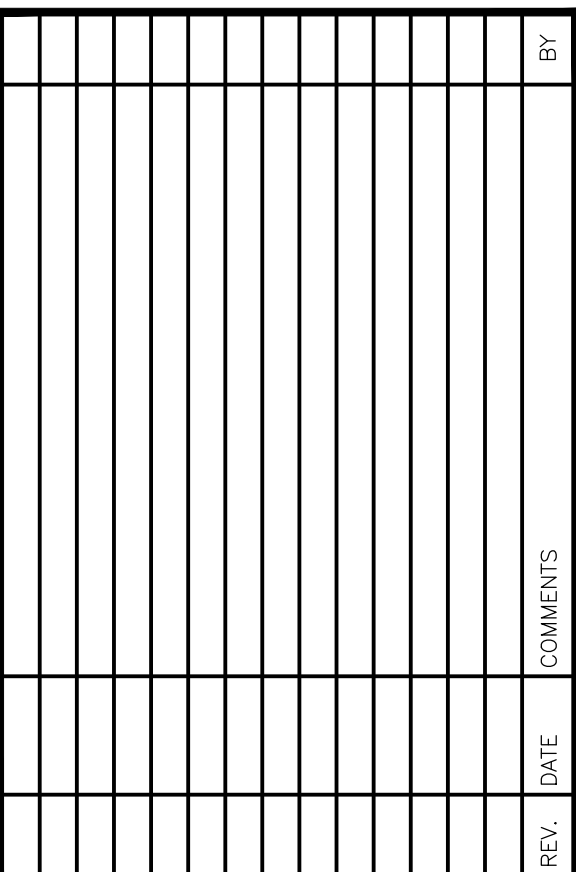
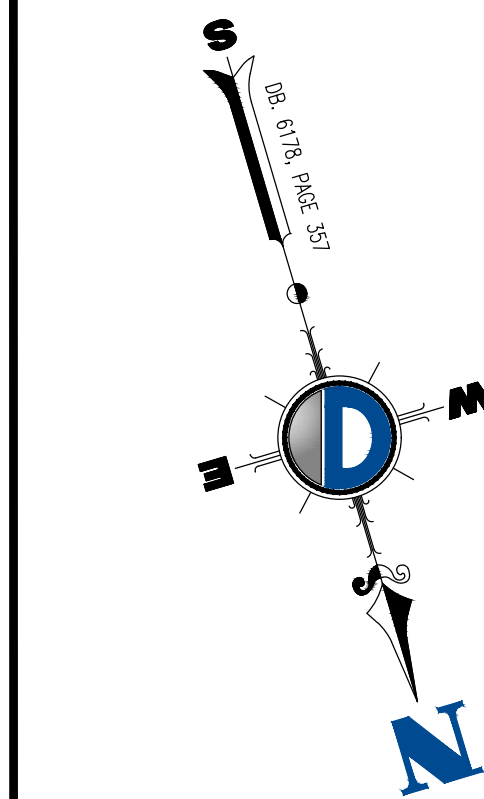




(MR)	MAP REFERENCE		BENCHMARK
(DR)	DEED REFERENCE		CONCOM. MONUMENT FND
(SR)	SURVEY		CONCOM. MONUMENT SET
(BS)	BOTTOM OF STRUCTURE		LP / I.B. FND
(TOS)	TOP OF STRUCTURE		LP / I.B. SET
(AKA)	ALSO KNOWN AS		STAKE FND
(FKA)	FORMERLY KNOWN AS		STAKE SET
(G/L)	CENTRLINE		PK MAIL FND
X 0.00'	SPOT ELEVATIONS		PK MAIL SET
X 0.0-0.00'	GUTTER ELEV.		DRILL HOLE FND
X TC 0.00'	TOP OF CURB ELEV.		DRILL HOLE SET
X FF 0.00'	FINISH FLOOR ELEV.		SURVEY STONE FND
X GR 0.00'	GARAGE FLOOR ELEV.		SURVEY CAP FND
X-BM 0.00'	BOTTOM OF WALL ELEV.		CROSS CUT FND
X-WL 0.00'	TOP OF WALL ELEV.		CROSS CUT SET
X-SF 0.00'	WATER SURFACE ELEV.		

P.O.B. POINT OF BEGINNING



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Only copies from the original of these certifications marked with an original of the land surveyor's embossed seal shall be considered to be valid copies. Signature and embossed seal signify that this certification was prepared in accordance with the existing code of practice adopted by the NJ State Board of Professional Engineers and Land Surveyors. Certifications indicated herein shall run only to the person for whom the certification is prepared, and on his behalf to the title company, mortgage lender, lender and/or lender's agent and hereon. Certifications are not transferable to additional institutions or subsequent owners. Unauthorized addition or addition to a certification bearing a licensed land surveyor's seal is illegal and punishable by law. Properly subject to documents of record.

PROJECT:
RPM DEVELOPMENT
BLOCK 2001, TAX LOTS 2, 3, 4, 5 & 60-68
2495 BRUNSWICK PIKE (A.K.A. ALT ROUTE 1)
TOWNSHIP OF LAWRENCE
MERCER COUNTY, NEW JERSEY

SHEET No: 1	Rev. #: 0
OF 2	

1. THE LOT AND BLOCK NUMBERS SHOWN ARE BASED ON THE TAX MAP OF THE TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY, SECT. NO. 20 AND 20.01.
2. HORIZONTAL DATUM – BASED ON DEED BOOK DEED BOOK 6178, PAGE 357.
3. VERTICAL DATUM – NAVD 88 (GEOID 12N), BASED ON GPS FIELD OBSERVATIONS PERFORMED BY DYNAMIC SURVEY ON APRIL 29, 2019, UTILIZING THE LEICA RT CORS NETWORK.
4. FIELD WORK PERFORMED BY DYNAMIC SURVEY ON APRIL 29, 30 AND MAY 3, 2019.
5. A WRITTEN WAIVER AND DIRECTIONS NOT TO SET PROPERTY CORNERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (42:48-36.3) AND N.J.A.C. 12:40-51.01.
6. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED. THE USER ACCEPTS NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. PROPERTY IS SUBJECT TO SUB-SURFACE CONDITIONS AND/OR ENFORCEMENTS NOT DISCLOSED BY PUBLIC RECORDS IF ANY.
7. DYNAMIC SURVEY MAKES NO GUARANTEES THAT ALL UTILITIES ARE SHOWN AND ANY LOCATIONS NOT SHOWN ARE BASED ON RECORDS AND FIELD NOTES ONLY OTHERWISE, ALL UTILITY LOCATIONS MUST BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION, EXCAVATION OR CONSTRUCTION CONTACT UTILITIES TOLL FREE 1-800-272-1000.

ELECTRIC EASEMENT PER DEED BOOK 1758 PAGE 102

20' WIDE SANITARY EASEMENT PER DEED BOOK 1499 PAGE 160

20' WIDE SANITARY EASEMENT PER DEED 1537 PAGE 46

SANITARY EASEMENT PER DEED BOOK 1583 PAGE 68

SANITARY EASEMENT PER DEED BOOK 1251 PAGE 572

10' WIDE GAS EASEMENT PER DEED BOOK 1801 PAGE 375

LOOSE AND DRAMMAGE RIGHTS PER DEED BOOK 643 PAGE 91, DEED BOOK 647 PAGE 58 AND DEED BOOK 1503 PAGE 342

RIGHTS, PUBLIC AND PRIVATE PER DEED BOOK 523 PAGE 144 AND DEED BOOK 776 PAGE 143

PSEAG COMPANY EASEMENT PER DEED BOOK 1354 PAGE 364

TERMS, CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS, RESERVATIONS, OBLIGATIONS AND OTHER PROVISIONS PER DEED BOOK 1499 PAGE 540

COVENANTS PER DEED BOOK 1608 PAGE 312

DEED OF EASEMENT PER DEED BOOK 1614 PAGE 474

COVENANTS PER DEED BOOK 1616 PAGE 105

TERMS AND CONDITIONS AND PROVISIONS OF AGREEMENT PER DEED BOOK 1637 PAGE 108

RESTRICTIONS PER DEED BOOK 1637 PAGE 112

TERMS AND CONDITIONS AND PROVISIONS DEED BOOK 1754 PAGE 76

UTILITY EASEMENT PER DEED BOOK 1817 PAGE 574

UTILITY EASEMENT PER DEED BOOK 1819 PAGE 79

UTILITY EASEMENT PER DEED BOOK 1932 PAGE 1

UTILITY EASEMENT PER DEED BOOK 1955 PAGE 625

EASEMENTS PER DEED BOOK 1959 PAGE 81 AND DEED BOOK 1959 PAGE 85

TERMS, CONDITIONS AND PROVISIONS OF INDENTURE PER DEED BOOK 1959 PAGE 97

REVISION OF EXISTING LOT LINES BASED ON LOTS, FLEED MAPS AND TAX MAP INFORMATION

BY GRAPHICAL PLOTTING THE NORTHWESTERN PORTION OF THE PREMISES IS LOCATED IN ZONE "X" (AREA OUTSIDE OF 0.2% ANNUAL CHANCE FLOOD), THE NORTHWESTERN PORTION IS LOCATED IN ZONE "SHA" (SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) AND THE SOUTHERLY MOST PORTION OF THE PREMISES IS LOCATED IN THE FLOODWAY AREAS IN ZONE "AE" (THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENDOCRAGEMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS) PER FLOOD INSURANCE RATE MAP NUMBER: SACS210138Z, COMMUNITY NAME: TOWNSHIP OF LAWRENCE, CHAS2002, EFFECTIVE DATE: 07/20/2016.

WETLANDS INFORMATION SHOWN ON SHEET 2 OF THIS SURVEY WAS FIELD DELINEATED BY JUDSON ENVIRONMENTAL, ON APRIL 30, 2019.

NO ATTEMPT WAS MADE OR LIABLIY IS ASSUMED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDALWATERS.

THE OFFSETS SHOWN ON THIS PLAN SHALL NOT BE USED AS THE BASIS FOR THE CONSTRUCTION OF FENCES OR ANY OTHER PERMANENT STRUCTURES.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PARCEL.

SUBJECT TO ROAD RIGHT-OF-WAY, ALL EASEMENTS, ORDINANCES, COVENANTS, AGREEMENTS AND/OR RESTRICTIONS OF RECORD, PERTINENT DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY ARE NOTED HEREIN. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PARCEL.

MAP REFERENCES

A PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY, LAWRENCE SHOPPING CENTER, CMG PROJECT, 2495 BRUNSWICK AVENUE, LAWRENCE TOWNSHIP, MERCER COUNTY, N.J.", PREPARED BY M.S. SURVEYING, LTD., SHEETS 1-A, DATED 01/29/2016 AND REVISED THROUGH 04/20/2016.

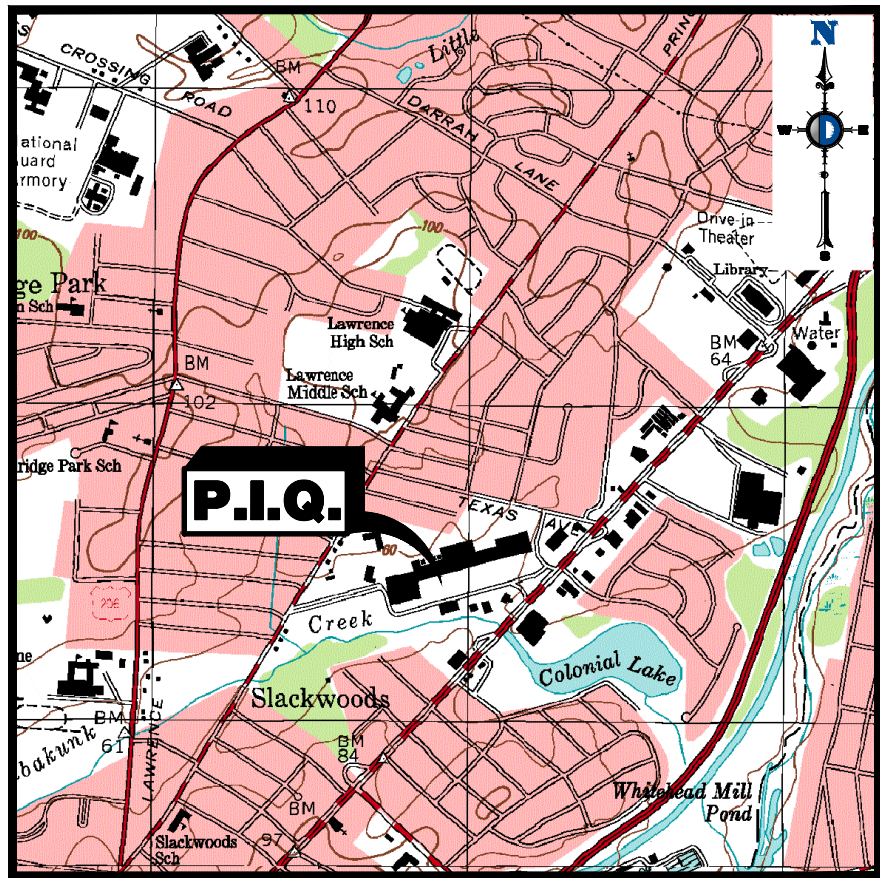
A PLAN ENTITLED "PLAN OF MAJOR SITE PLAN OF LOT 5, BLOCK 2007 FOR ROMARQUA LAWRENCEVILLE TOWNSHIP, NEW JERSEY" PREPARED BY PRINCETON JUNCTION ENGINEERS, P.C., DATED 08/17/1998 AND REVISED THROUGH 06/28/1999

DEED REFERENCES

1. A PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY, LAWRENCE SHOPPING CENTER, EMG PROJECT, 2495 BRUNSWICK AVENUE, LAWRENCE TOWNSHIP, MERCER COUNTY, N.J., PREPARED BY LMS SURVEYING, LTD., SHEETS 1-4, DATED 01/29/2016 AND REVISED THROUGH 04/01/2016"
2. A PLAN ENTITLED "PLAN OF MINOR SITE PLAN OF LOT 5, BLOCK 2001 FOR ROMPAROU LAWRENCE TOWNSHIP, MERCER COUNTY, NEW JERSEY", PREPARED BY PRINCETON JUNCTION ENGINEERING, P.C., DATED 08/17/1998 AND REVISED THROUGH 06/09/1999

1. DEED BOOK 6178, PAGE 357 - LOTS 2, 3, 4, 5 AND 68
2. DEED BOOK 5799, PAGE 124 - LOT 1
3. DEED BOOK 6271, PAGE 329 - LOT 2
4. DEED BOOK 1627, PAGE 383 - LOT 11
5. DEED BOOK 2576, PAGE 978 - LOT 14
6. DEED BOOK 6316, PAGE 1195 - LOT 17

A PAVED DRIVE LOCATED ON TAX LOT 5, BLOCK 2001 ENCRACHES ONTO THE NORTHEASTERLY CORNER OF LOT 6, BLOCK 2001 BY 23± FEET.



LEGEND			
	PROPERTY LINES		EGRESS/INGRESS
	OFF-SITE PROPERTY LINES		WETLAND FLAG
	EXISTING MAJOR CONTOUR & ELEVATION		BORING LOCATION
	APPROX. LOC. OF EXISTING UNDERGROUND ELECTRIC LINES		TEST PIT LOCATION
	APPROX. LOC. OF EXISTING UNDERGROUND FIBER OPTIC LINES		MAIL BOX
	APPROX. LOC. OF EXISTING UNDERGROUND GAS LINES		BOLLARD
	APPROX. LOC. OF EXISTING UNDERGROUND SANITARY SEWER LINES		LIGHTED BOLLARD
	APPROX. LOC. OF EXISTING UNDERGROUND TELEPHONE LINES		LIGHT POLE
	EXISTING BARBED WIRE FENCE		BUILDING LIGHT
	EXISTING BOARD ON BOARD FENCE		SHADE BOX LIGHT
	EXISTING CHAIN LINK FENCE		COBRA LIGHT POLE
	EXISTING STOCKADE FENCE		TRAFFIC LIGHT
	EXISTING POST AND RAIL FENCE		EXCEPTION
	EXISTING VINYL FENCE		PARKING STALL COUNT
	EXISTING EDGE OF WATER		P.O.B. (POINT OF BEGINNING)
	EXISTING WETLANDS LINES		
	EXISTING SANITARY SEWER		
	EXISTING STORM SEWER		
	UTILITY POLE		
	GUY WIRE		
	SIGN		
	SIGN DOUBLE POST		
	1/2\"/>		
	1/4\"/>		
	1/8\"/>		
	1/16\"/>		
	1/32\"/>		
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