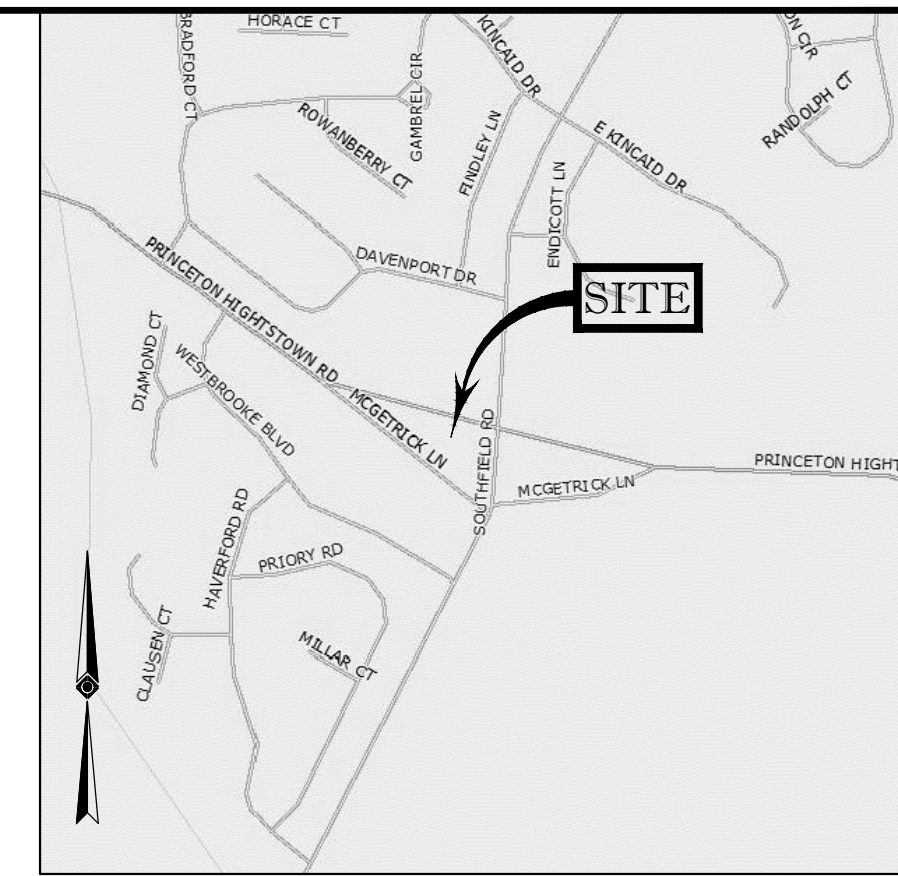
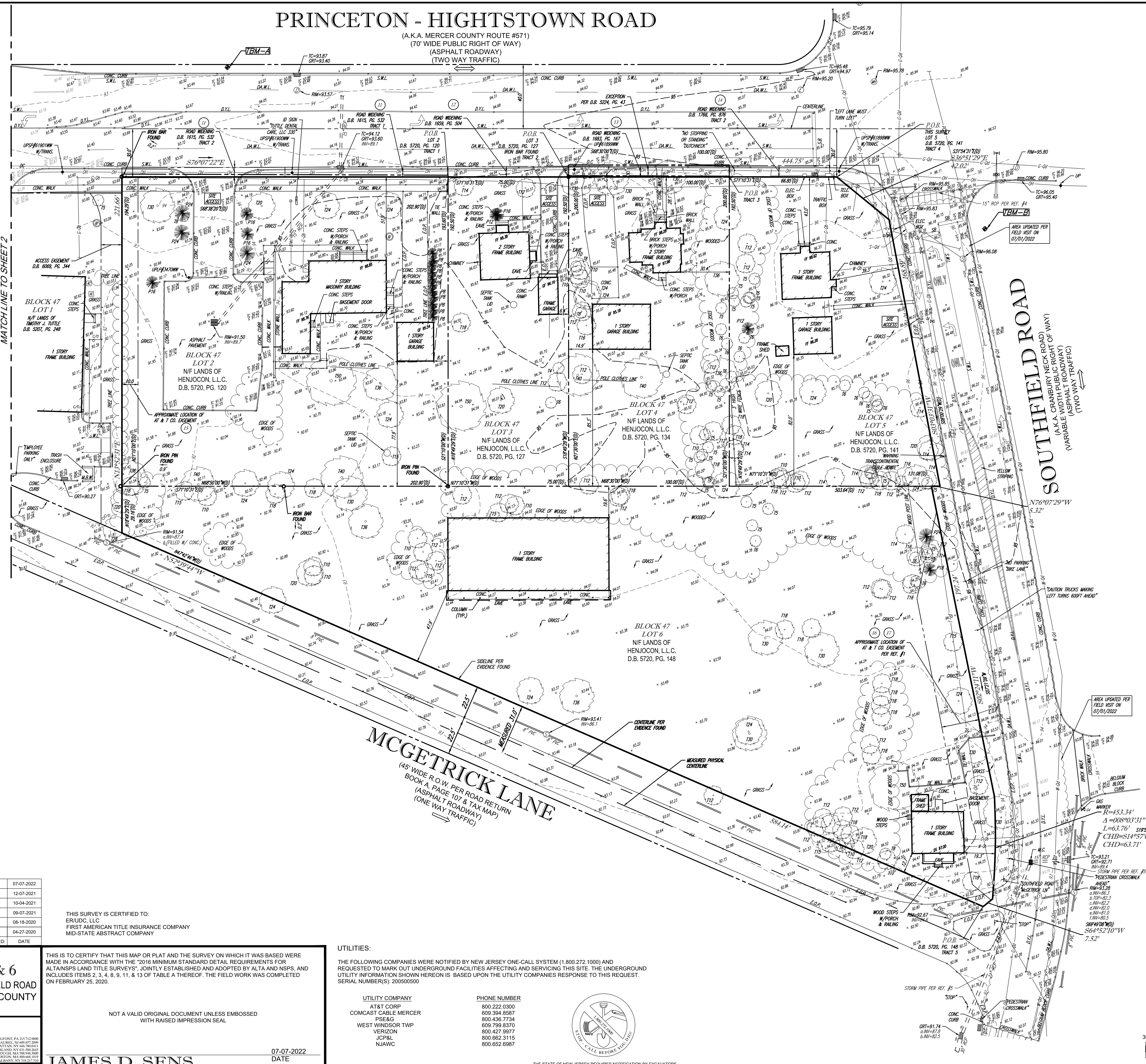


PRINCETON - HIGHTSTOWN ROAD

(A.K.A. MERCER COUNTY ROUTE #571)
(70' WIDE PUBLIC RIGHT OF WAY)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)



VICINITY MAP
© 2008 DeLorme, Street Atlas USA
(NOT TO SCALE)



MATCH LINE TO SHEET 2

SOUTHFIELD ROAD
(A.K.A. CRANBURY NECK ROAD)
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

MCGETRICK LANE
(45' WIDE R.O.W. PER ROAD RETURN
BOOK A, PAGE 107 & TAX MAP)
(ASPHALT ROADWAY)
(ONE WAY TRAFFIC)

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.

6	REVISE TO SHOW ADDITIONAL TOPOGRAPHIC	-	B.T.W.	J.D.S.	07-07-2022
5	REVISE PER NEW TITLE COMMITMENT	-	C.W.F.	J.D.S.	12-07-2021
4	ADDITIONAL UTILITY INFORMATION	-	B.T.W.	J.D.S.	10-04-2021
3	REVISE EXCEPTION 11E & 11F	-	T.O.K.	-	09-07-2021
2	ADD CENTERLINE OF MCGETRICK LANE	-	M.J.B.	-	08-18-2020
1	AMENDED STREET NAME IN TITLE BLOCK	-	D.P.S.	-	04-27-2020

FIELD DATE: 02-25-20
FIELD BOOK NO: 19-11
FIELD BOOK PG: 69
FIELD CREW: T.Z.C.K.
DRAWN: P.R.V.
REVIEWED: B.S.D.
APPROVED: D.P.S.
DATE: 07-07-2022

ALTA/NSPS LAND TITLE SURVEY
BLOCK 47, LOTS 2, 3, 4, 5, & 6
332-340 HIGHTSTOWN ROAD, AND 125 SOUTHFIELD ROAD
TOWNSHIP OF WEST WINDSOR, MERCER COUNTY
STATE OF NEW JERSEY

CONTROL POINT ASSOCIATES, INC.
30 INDEPENDENCE BOULEVARD, SUITE 100
WARREN, NJ 07059
CHALLENGE, PA 21572-0400
MILWAUKEE, WI 53211-2000
MANHATTAN, NY 10019-2011
LONG BEACH, CA 90801-2000
SOUTH BRIDGEFORD, MA 01545-2000
WYOMING, WY 83001-2000
ALBANY, NY 12212-2100
908.668.0099 - 908.668.9595 FAX
WWW.CPASURVEY.COM

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 9, 11, & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 25, 2020.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL

JAMES D. SENS
NEW JERSEY PROFESSIONAL LAND SURVEYOR #24GS04322600
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

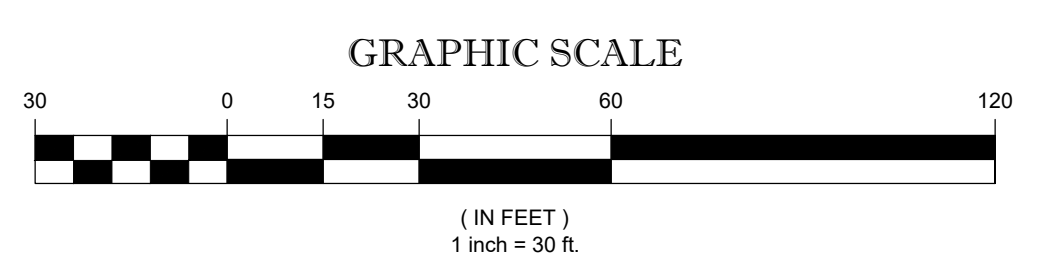
THIS SURVEY IS CERTIFIED TO:
ER/UOC, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
MID-STATE ABSTRACT COMPANY

UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW JERSEY ONE-CALL SYSTEM (1 800 272.1000) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 200500500

UTILITY COMPANY	PHONE NUMBER
AT&T CORP	800 222 0300
COMCAST CABLE MERCER	800 394 8587
PSE&G	800 436 7734
WEST WINDSOR TWP	609 799 8370
VERIZON	800 427 9977
JCP&L	800 662 3115
NJAWC	800 652 6987

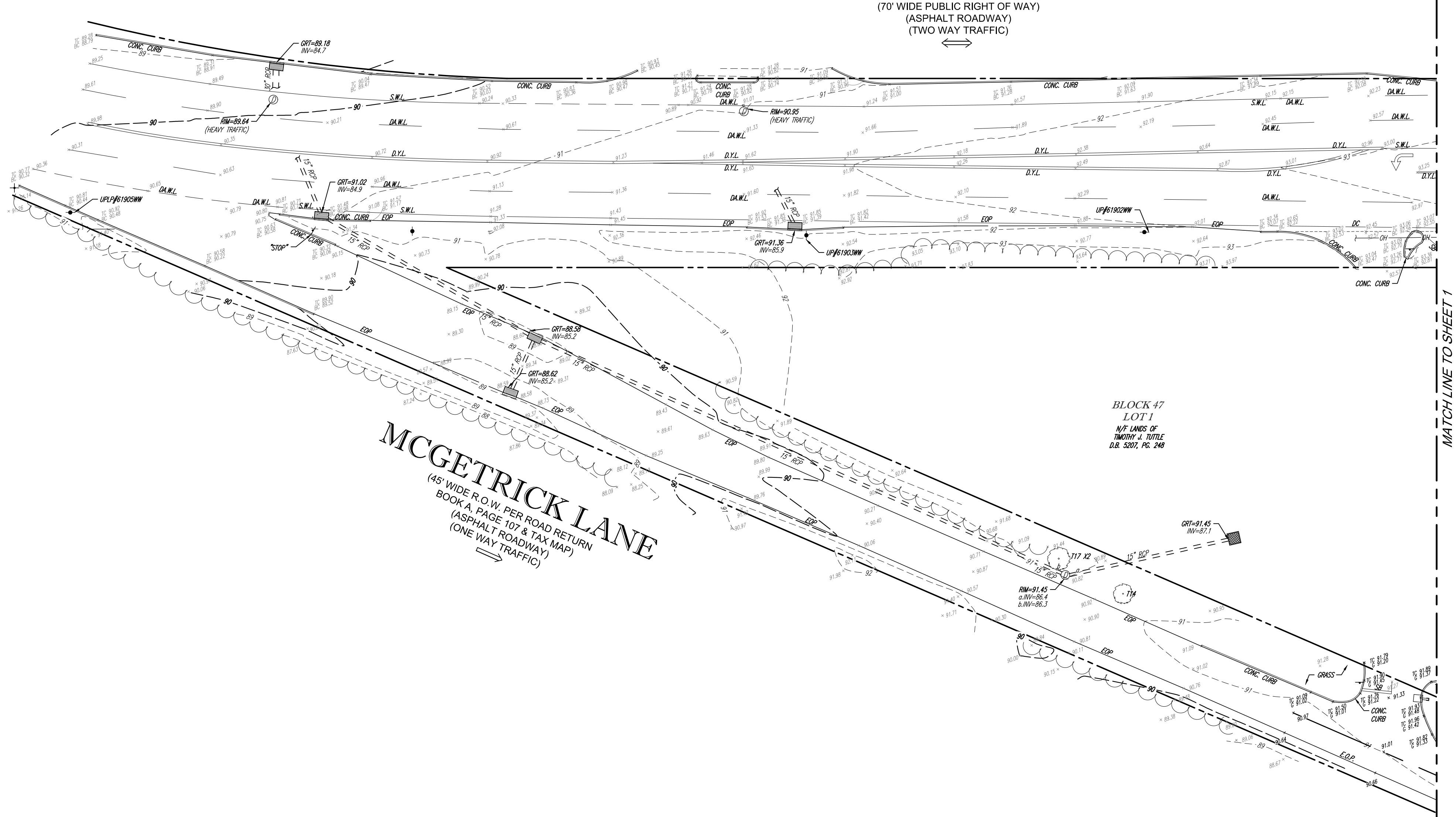
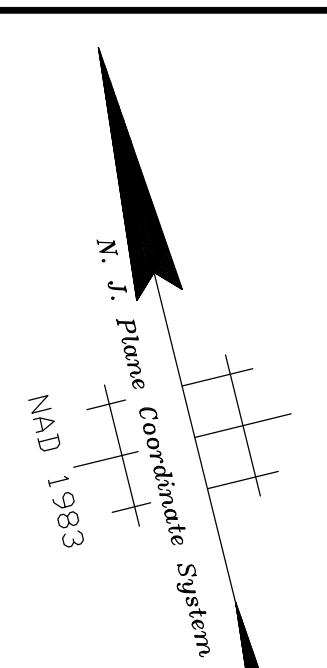


THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.



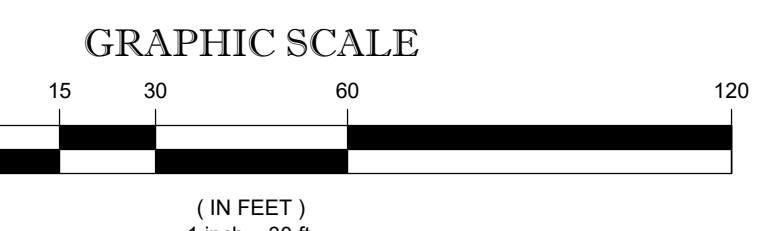
PRINCETON - HIGHTSTOWN ROAD

(A.K.A. MERCER COUNTY ROUTE #571)
(70' WIDE PUBLIC RIGHT OF WAY)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)



**BLOCK 47
LOT 1**
N/2 LANDS OF
MARtha TITTLE
D.B. 5207, PG. 248

MCGETRICK LANE
(45' WIDE R.O.W. PER ROAD RETURN
BOOK A, PAGE 107 & TAX MAP)
(ASPHALT ROADWAY)
(ONE WAY TRAFFIC)



No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
6	REVISE TO SHOW ADDITIONAL TOPOGRAPHY	EMSR	B.T.W.	J.D.S.	07-07-2022
5	REVISE PER NEW TITLE COMMITMENT	-	C.W.F.	J.D.S.	12-07-2021
4	ADDITIONAL UTILITY INFORMATION	-	B.T.W.	J.D.S.	10-04-2021
3	REVISE EXCEPTION 11E & 11F	-	T.O.K.	-	09-07-2021
2	ADD CENTERLINE OF MCGETRICK LANE	-	M.J.B.	-	08-18-2020
1	AMENDED STREET NAME IN TITLE BLOCK	-	D.P.S.	-	04-27-2020

THIS SURVEY IS CERTIFIED TO:
ER/UUC, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
MID-STATE ABSTRACT COMPANY

FIELD DATE: 02-25-20
FIELD BOOK NO: 52-20
FIELD BOOK PG: 69
FIELD CREW: T.Z./C.K.
DRAWN: P.R.V.
REVIEWED: B.S.D.
APPROVED: D.P.S.
DATE: 03-10-2020
SCALE: 1" = 30'
FILE NO: 01-190482-00
DWG. NO: 2 OF 2

ALTA/NSPS LAND TITLE SURVEY
BLOCK 47, LOTS 2, 3, 4, 5, & 6
332-340 HIGHTSTOWN ROAD, AND 125 SOUTHFIELD ROAD
TOWNSHIP OF WEST WINDSOR, MERCER COUNTY
STATE OF NEW JERSEY

CONTROL POINT ASSOCIATES, INC.
30 INDEPENDENCE BOULEVARD, SUITE 100
WARREN, NJ 07059
908.668.0099 - 908.668.9595 FAX
WWW.CPASURVEY.COM

CHALFONTE, PA 21572-0900
MILWAUKEE, WI 53211-2999
MANHATTAN, NY 10510-2111
LITTLE ROCK, AR 72614-2502
SOUTH BRIDGES, MA 01884-2002
NORFOLK, VA 23502-4402
ALBANY, NY 12212-2120

07-07-2022

NEW JERSEY PROFESSIONAL LAND SURVEYOR #24G504322600
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE '2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS', JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 9, 11, & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 25, 2020.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL

JAMES D. SENS
07-07-2022
DATE

124 EXISTING CONTOUR
125 EXISTING SPOT ELEVATION
10 EXIST. TOP OF CURB ELEVATION
102 EXIST. GUTTER ELEVATION
104 EXIST. TOP OF WALL ELEVATION
106 EXIST. BOTTOM OF WALL ELEVATION
108 EXIST. FINISHED FLOOR ELEVATION
110 EXIST. GARAGE FLOOR ELEVATION
112 EXIST. DOOR SILL ELEVATION
114 OVERHEAD WIRES
116 APPROX. LOC. UNDERGROUND NATURAL GAS LINE
118 APPROX. LOC. UNDERGROUND WATER LINE
-00- SUBSURFACE UTILITY QUALITY LEVEL A
-02- SUBSURFACE UTILITY QUALITY LEVEL B
-04- SUBSURFACE UTILITY QUALITY LEVEL C
-06- SUBSURFACE UTILITY QUALITY LEVEL D
-08- DEPRESSED CURB
HYDRANT
WV WATER VALVE
GV GAS VALVE
EM ELECTRIC METER

D.M.H. DRAINAGE/STORM MANHOLE
S.M.H. SANITARY/SEWER MANHOLE
E.M.H. ELECTRIC MANHOLE
M.H. UNKNOWN MANHOLE
W.W. WATER WELL
A.C.U. AIR CONDITIONING UNIT
C.O. CLEAN OUT
P. POST
R.D. ROOF DRAIN
N.J.D.O.T. COVER
U.P. UTILITY POLE
U.P.L.P. UTILITY POLE/LIGHT POLE
GUY WIRE
T.S.P. TRAFFIC SIGNAL POLE
T.S. TRAFFIC SIGNAL
P.A. PAINTED ARROWS
SIGN
A.L. AREA LIGHT
A.L. AREA LAMP
G.M. GAS METER
C.B.I. CATCH BASIN OR INLET

D.C. DECIDUOUS TREE & TRUNK SIZE
C.T.S. CONIFEROUS TREE & TRUNK SIZE
D.C. DEPRESSED CURB
E.O.C. EDGE OF CONC.
E.O.P. EDGE OF PAVEMENT
M.B.W. MASONRY BLOCK WALL
M.C. METAL COVER
TYP. TYPICAL
S.W.L. SOLID WHITE LINE
S.B.L. SOLID BLUE LINE
D.Y.L. DOUBLE YELLOW LINE
D.A.W.L. DASHED WHITE LINE
S.B. STOP BAR
R.C.P. REINFORCED CONCRETE PIPE
T.T. TITLE REPORT EXCEPTION
O.F.S. OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
D.D. DEED DIMENSION

LEGEND

SCHEDULE C
LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON, ERECTED, SITUATE, LYING AND BEING IN THE TOWNSHIP OF WEST WINDSOR, IN THE COUNTY OF MERCER, STATE OF NEW JERSEY:

TRACT ONE

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF PRINCETON-HIGHTSTOWN ROAD (MERCER COUNTY ROUTE #571) VARIABLE WIDTH RIGHT OF WAY SAID POINT BEING MEASURED 30 FEET AT RIGHT ANGLES TO THE EXISTING CENTERLINE OF SAID PRINCETON-HIGHTSTOWN ROAD AND BEARING 288.85 FEET NORTH-WESTERLY ALONG SAID SOUTHERLY LINE OF PRINCETON-HIGHTSTOWN ROAD FROM THE INTERSECTION OF THE NORTHERLY LINE OF SOUTHFIELD ROAD (CONSERVED NECK ROAD) 30 FOOT RIGHT OF WAY WITH THE EASTERLY EXTENSION OF SAID SOUTHERLY LINE OF PRINCETON-HIGHTSTOWN ROAD AND RUNNING THENCE:

1. ALONG THE NORTH-WESTERLY LINE OF LOT 3, BLOCK 47, LANDS NF OF ELMER L. MCGOUGH, ET UX, SOUTH 21 DEGREES 30 MINUTES WEST, 100.00 FEET TO AN IRON PIN IN THE NORTHERLY LINE OF LOT 4, BLOCK 47, LANDS NF OF SHIRLEY G. ARBUCKLE, THENCE
2. ALONG SAID NORTH-WESTERLY LINE OF ARBUCKLE, NORTH 68 DEGREES 53 MINUTES WEST, 202.90 FEET TO A POINT IN THE EASTERLY LINE OF LOT 1, BLOCK 47, LANDS NF OF MARTHU TITTLE, THENCE
3. ALONG SAID EASTERLY LINE OF TITTLE, NORTH 21 DEGREES 10 MINUTES EAST, 104.29 FEET TO A POINT IN THE AFOREMENTIONED SOUTHERLY LINE OF THE PRINCETON-HIGHTSTOWN ROAD, THENCE
4. ALONG SAID SOUTHERLY LINE OF THE PRINCETON-HIGHTSTOWN ROAD, 30 FEET FROM AND PARALLEL TO THE EXISTING CENTERLINE OF SAID ROAD, SOUTH 68 DEGREES 38 MINUTES EAST, 202.90 FEET TO THE POINT AND PLACE OF BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING KNOWN AS TAX LOT 2 IN TAX BLOCK 47 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, STATE OF NJ. THE MAILING ADDRESS IS: 332 HIGHTSTOWN ROAD, WEST WINDSOR, NJ 08590

TRACT TWO

BEGINNING AT AN IRON PIPE IN THE SOUTHERLY LINE OF PRINCETON-HIGHTSTOWN ROAD (60 FEET WIDE), SAID POINT BEING 100.00 FEET WESTERLY FROM THE NORTH-WESTERLY TERMINUS OF A TRANSITION LINE CONNECTING THE SOUTHERLY LINE OF SOUTHFIELD ROAD AND THE WESTERLY LINE OF SOUTHFIELD ROAD (VARIABLE WIDTH) AND RUNNING THENCE:

1. ALONG LANDS NF STANLEY SIBERT, SOUTH 18 DEGREES 49 MINUTES 29 SECONDS WEST, 192.50 FEET TO A POINT, THENCE
2. ALONG LANDS NF OF ESKON ENTERPRISES, L.L.C., NORTH 71 DEGREES 10 MINUTES 31 SECONDS WEST, 75.00 FEET TO A POINT NEAR AN IRON PIPE, THENCE
3. ALONG LANDS NF OF C.A.I. ENTERPRISES, L.L.C., NORTH 18 DEGREES 18 MINUTES 49 SECONDS 29 SECONDS EAST, 192.50 FEET TO A POINT NEAR TWO IRON PIPES IN THE SOUTHERLY LINE OF PRINCETON-HIGHTSTOWN ROAD, THENCE
4. ALONG THE SOUTHERLY LINE OF PRINCETON-HIGHTSTOWN ROAD, SOUTH 71 DEGREES 10 MINUTES 31 SECONDS EAST, 75.00 FEET TO THE POINT AND PLACE OF BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING KNOWN AS TAX LOT 3 IN TAX BLOCK 47 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, STATE OF NJ. THE MAILING ADDRESS IS: 338 HIGHTSTOWN ROAD, WEST WINDSOR, NJ 08590

TRACT THREE

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THE ROAD LEADING FROM PRINCETON JUNCTION TO HIGHTSTOWN WHICH SAID POINT BEARS NORTH 68 DEGREES 30 MINUTES WEST, 100 FEET FROM A MONUMENT MARKING THE POINT OF INTERSECTION OF THE WESTERLY LINE OF ROAD LEADING FROM DICK NECK TO GRANARY AND THE SAID SOUTHERLY LINE OF PRINCETON JUNCTION-HIGHTSTOWN ROAD AND RUNNING THENCE:

1. ALONG THE NORTHERLY LINE OF LANDS REMAINING TO THE SAID EMMA G. WARREN, SOUTH 21 DEGREES 30 MINUTES WEST, 200 FEET TO LANDS NOW OR FORMERLY OF J. NELSON, THENCE
2. ALONG SAID LANDS, NORTH 68 DEGREES 30 MINUTES WEST, 100 FEET TO A POINT, THENCE
3. ALONG LANDS OF ELLIS ATLEE WARREN, NORTH 21 DEGREES 30 MINUTES EAST, 200 FEET TO THE SOUTHERLY LINE OF THE AFORESAID PRINCETON JUNCTION-HIGHTSTOWN ROAD, THENCE
4. ALONG SAID ROAD, SOUTH 68 DEGREES 30 MINUTES EAST, 100 FEET TO THE PLACE OF BEGINNING. EXCEPTING THEREOUT AND THEREFROM THE FOLLOWING DESCRIBED PREMISES:

BEGINNING AT THE POINT OF INTERSECTION OF THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF THE HIGHTSTOWN-PRINCETON ROAD, ALONG THE SOUTHERLY LINE OF THE WEEDEN FARM AND THE LINE DIVIDING THE LANDS OF JOSEPH PETRO, ET UX, ON THE WEST THEREOF, ON THE EAST THEREOF, THE LANDS NOW OR FORMERLY OF JOSEPHINE P. FIGARRO, ON THE EAST THEREOF, THE RIGHT OF WAY OF HIGHTSTOWN-PRINCETON ROAD, THENCE

1. SOUTH 17 DEGREES 30 MINUTES 53 SECONDS WEST, ALONG THE LINE DIVIDING THE LANDS OF JOSEPH PETRO, ET UX, ON THE WEST THEREOF AND LANDS NOW OR FORMERLY OF JOSEPHINE P. FIGARRO ON THE EAST THEREOF, 8.98 FEET TO A POINT IN THE PROPOSED SOUTHERLY RIGHT OF WAY OF HIGHTSTOWN-PRINCETON ROAD, THENCE
2. NORTH 72 DEGREES 27 MINUTES 30 SECONDS WEST, ALONG THE PROPOSED SOUTHERLY RIGHT OF WAY LINE OF HIGHTSTOWN-PRINCETON ROAD, PARALLEL WITH THE CENTER LINE THEREOF, DISTANT 30 FEET SOUTHERLY THEREFROM, MEASURING AT RIGHT ANGLES THERE TO, ALONG THE NORTHERLY LINE OF LANDS REMAINING TO JOSEPH PETRO, ET UX, 100 FEET TO A POINT IN THE LINE DIVIDING THE LANDS OF JOSEPH PETRO, ET UX, ON THE EAST THEREOF AND LANDS NOW OR FORMERLY OF ELMER LAWRENCE MCGOUGH, ET UX, ON THE WEST, THENCE
3. NORTH 17 DEGREES 30 MINUTES 53 SECONDS EAST, ALONG THE LINE DIVIDING THE LANDS OF JOSEPH PETRO, ET UX, ON THE EAST THEREOF AND LANDS NOW OR FORMERLY OF ELMER LAWRENCE MCGOUGH, ET UX, ON THE WEST THEREOF, 8.65 FEET TO AN IRON PIN ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF LANDS NOW OR FORMERLY OF WALTER E. WEEDEN, JR., THENCE
4. SOUTH 72 DEGREES 30 MINUTES 07 SECONDS EAST, ALONG THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF HIGHTSTOWN-PRINCETON ROAD, ALONG THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY OF WALTER E. WEEDEN, JR., 100 FEET TO THE POINT OR PLACE OF BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING KNOWN AS TAX LOT 5 IN TAX BLOCK 47 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, STATE OF NJ. THE MAILING ADDRESS IS: 338 HIGHTSTOWN ROAD, WEST WINDSOR, NJ 08590

TRACT FOUR

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF PRINCETON-HIGHTSTOWN ROAD (60 FOOT RIGHT OF WAY) SAID POINT BEING THE NORTHWESTERLY TERMINUS OF A TRANSITION LINE CONNECTING THE WESTERLY LINE OF SOUTHFIELD ROAD (VARIABLE WIDTH RIGHT OF WAY) AND THE SAID SOUTHWESTERLY LINE OF PRINCETON-HIGHTSTOWN ROAD AND RUNNING THENCE:

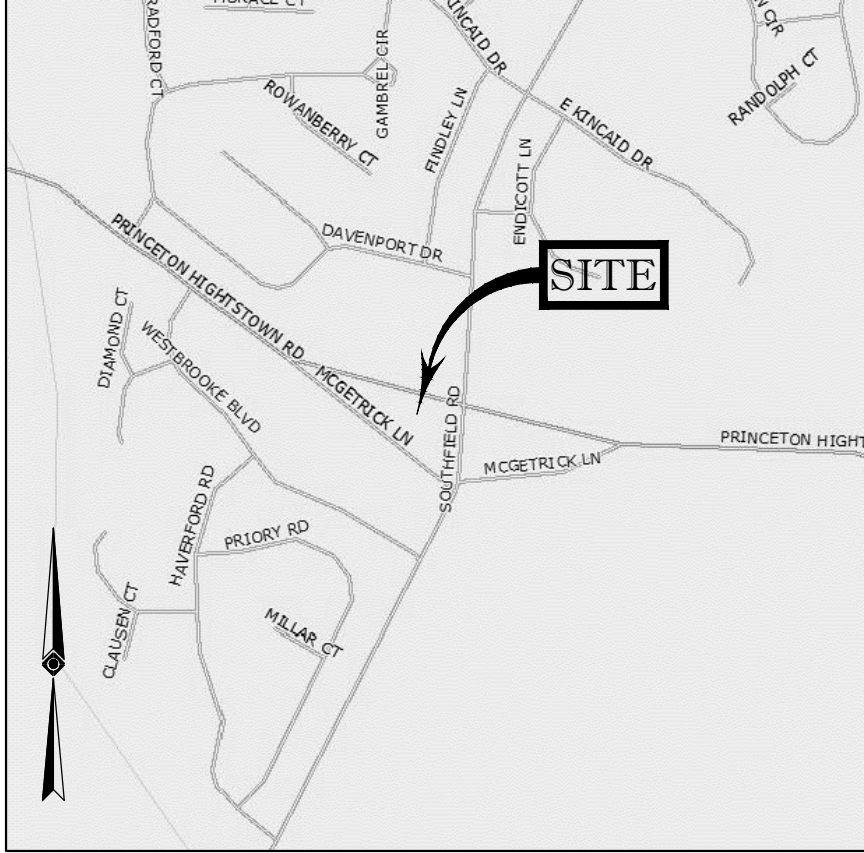
1. ALONG SAID TRANSITION LINE BETWEEN THE SOUTHWESTERLY LINE OF PRINCETON-HIGHTSTOWN ROAD AND THE WESTERLY LINE OF SOUTHFIELD ROAD, SOUTH 31 DEGREES 54 MINUTES 31 SECONDS EAST, 42.20 FEET TO A POINT IN THE SAID WESTERLY LINE OF SOUTHFIELD ROAD, THENCE
2. ALONG THE WESTERLY LINE OF SAID SOUTHFIELD ROAD, SOUTH 08 DEGREES 00 MINUTES 29 SECONDS WEST, 169.89 FEET TO A POINT, THENCE
3. ALONG A NORTHERLY LINE OF SAID SOUTHFIELD ROAD AND BEYOND ALONG THE NORTHEASTERLY LINE OF LOT 6, BLOCK 47, LANDS NOW OR FORMERLY OF PASTOR T. SAVON, NORTH 71 DEGREES 10 MINUTES 31 SECONDS WEST, 121.08 FEET TO A POINT BEING THE SOUTHWESTERLY CORNER OF LOT 4, BLOCK 47, LANDS NOW OR FORMERLY OF STANLEY SIBERT, THENCE
4. ALONG THE SOUTHEASTERLY LINE OF SAID LANDS NOW OR FORMERLY OF SIBERT, NORTH 18 DEGREES 49 MINUTES 29 SECONDS EAST, 192.50 FEET TO A POINT IN THE AFOREMENTIONED SOUTHWESTERLY LINE OF PRINCETON-HIGHTSTOWN ROAD, THENCE
5. ALONG SAID SOUTHWESTERLY LINE OF PRINCETON-HIGHTSTOWN ROAD, SOUTH 71 DEGREES 10 MINUTES 31 SECONDS WEST, 66.85 FEET TO THE POINT AND PLACE OF BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING KNOWN AS TAX LOT 5 IN TAX BLOCK 47 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, STATE OF NJ. THE MAILING ADDRESS IS: 340 HIGHTSTOWN ROAD, WEST WINDSOR, NJ 08590

TRACT FIVE

BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF MCGETRICK LANE (47.5 FOOT RIGHT OF WAY), SAID POINT BEING THE SOUTHWESTERLY TERMINUS OF A TRANSITION LINE CONNECTING THE WESTERLY LINE OF SOUTHFIELD ROAD (VARIABLE WIDTH RIGHT OF WAY) AND THE SAID NORTHEASTERLY LINE OF MCGETRICK LANE AND RUNNING THENCE:

1. ALONG SAID TRANSITION LINE BETWEEN THE SOUTHWESTERLY LINE OF SOUTHFIELD ROAD AND THE NORTHEASTERLY LINE OF MCGETRICK LANE, NORTH 47 DEGREES 42 MINUTES 46 SECONDS WEST, 584.14 FEET TO A POINT, THENCE
2. ALONG THE SOUTHEASTERLY LINE OF LOT 1, BLOCK 47, LANDS NOW OR FORMERLY OF MARTHU TITTLE, NORTH 18 DEGREES 49 MINUTES 29 SECONDS EAST, 29.16 FEET TO A POINT BEING THE SOUTHWESTERLY CORNER OF LOT 2, BLOCK 47, LANDS NOW OR FORMERLY OF C.A.I. ENTERPRISES, THENCE
3. ALONG THE SOUTHWESTERLY LINE OF LANDS NOW OR FORMERLY OF C.A.I. ENTERPRISES AND BEYOND, ALONG THE SOUTHWESTERLY LINE OF THE FOLLOWING LOTS: 3, BLOCK 47, LANDS NOW OR FORMERLY OF ELMER L. MCGOUGH, ET UX, LOT 4, BLOCK 47, LANDS NOW OR FORMERLY OF STANLEY SIBERT, AND LOT 5, BLOCK 47, LANDS NOW OR FORMERLY OF YOUNG AND OSEL, HYCO, SOUTH 71 DEGREES 10 MINUTES 31 SECONDS EAST, 503.84 FEET TO A POINT IN THE AFOREMENTIONED WESTERLY LINE OF SOUTHFIELD ROAD, THENCE
4. ALONG SAID WESTERLY LINE OF SOUTHFIELD ROAD THE FOLLOWING TWO (2) COURSES:



VICINITY MAP
© 2008 DeLorme, Street Atlas USA
(NOT TO SCALE)

- NOTES:
1. PROPERTY KNOWN AS LOTS 2, 3, 4, 5, AND 6, BLOCK 47, AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY.
 2. AREA = 170.045 S.F. OR 3.904 AC.
 3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS ABOVE GROUND STRUCTURES THAT ARE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ABSULT PLANS AND THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES, CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:
- QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPS OR ORAL HISTORY. NOT FIELD VERIFIED.
 - QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTING REFERENCE MAPS. INCLUDES MARKOUT BY OTHERS.
 - QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND/OR REFERENCE MAPS. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
 - QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT, EXCAVATION AND OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILING.
4. THIS PLAN IS BASED ON DATA OBTAINED BY A FIELD SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL, AS LISTED HEREON.
 5. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE COMMITMENT PREPARED BY MID-STATE ABSTRACT COMPANY AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. MS-15623, WITH AN COMMITMENT DATE OF NOVEMBER 10, 2021, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION H:
 - 11) ROAD WIDENING EASEMENT AS CONTAINED IN DEED BOOK 1615 PAGE 532. (AS TO LOT 2, BLOCK 47) - SHOWN HEREON.
 - 12) ROAD WIDENING EASEMENT AS CONTAINED IN DEED BOOK 1659 PAGE 504. (AS TO LOT 3, BLOCK 47) - SHOWN HEREON.
 - 13) ROAD WIDENING EASEMENT AS CONTAINED IN DEED BOOK 1683 PAGE 167. (AS TO LOT 6, BLOCK 47) - SHOWN HEREON.
 - 14) ROAD WIDENING EASEMENT AS CONTAINED IN DEED BOOK 1786 PAGE 676. (AS TO LOT 5, BLOCK 47) - SHOWN HEREON.
 - 15) AT&T EASEMENT AS CONTAINED IN DEED BOOK 1170 PAGE 877. (AS TO LOT 6, BLOCK 47). SHOWN HEREON.
 - 16) AT&T EASEMENT AS CONTAINED IN DEED BOOK 1775 PAGE 541. AND RE-RECORDED IN DEED BOOK 1788 PAGE 216. (AS TO LOT 6, BLOCK 47). THE DOCUMENTS ARE ILLEGIBLE.
 - 17) AT&T EASEMENT AS SHOWN ON THE WEST WINDSOR TOWNSHIP TAX MAP - SHOWN HEREON.
 6. EXISTING FIRM BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD ZONE X (OTHER AREAS) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
 7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE SURVEY.
 8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVOD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VISE NETWORK (KEYNETS).
 - TEMPORARY BENCH MARKS SET: ELEVATION 94.94'
 - TBM#A: REBAR WITH CAP SET IN GRASS ELEVATION= 97.21'
 9. PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SHEET HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CORRECTIONS MUST BE REPORTED PRIOR TO CONSTRUCTION.
 10. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 11. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE BASED UPON MARKOUT PROVIDED BY CONTROL POINT ASSOCIATES, INC. USING GROUND PENETRATING RADAR AND ELECTROMAGNETIC DETECTION EQUIPMENT. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGON, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE, AND TYPE BY THE PROPER UTILITY COMPANIES.
 12. CERTAIN PLANIMETRIC FEATURES MAY HAVE BEEN OMITTED BECAUSE OF PARTIALLY WOODED CONDITIONS AND OVERGROWN VEGETATION.
 13. THERE ARE NO STRIPPED PARKING SPACES ON THE PREMISES.

- REFERENCES:
1. THE OFFICIAL TAX ASSESSORS MAP OF THE TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY, SHEET #23-03.
 2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP MERCER COUNTY, NEW JERSEY (ALL JURISDICTIONS)", PANEL 165 OF 297, MAP NUMBER 342502505F, EFFECTIVE DATE: JULY 20, 2016.
 3. MAP ENTITLED "EXISTING INTERSECTION PLAN OF PRINCETON - HIGHTSTOWN ROAD (571) AND SOUTHFIELD ROAD" PREPARED BY COUNTY OF MERCER, N.J. DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE, DIVISION OF ENGINEERING, DATED 8-24-92.
 4. MAP ENTITLED "PLAN /PROFILE, AS-BUILT PREPARED FOR SANITARY SEWER CONNECTION, SOUTHFIELD ROAD, SITUATED IN WEST WINDSOR TOWNSHIP, MERCER COUNTY, NEW JERSEY" DATED AUGUST 2, 1994, REVISED DECEMBER 2, 1994.
 5. MAP ENTITLED "USE VARIANCE AND CONCEPT PLANS, CELEBRATIONS AT WEST WINDSOR, BLOCK 21-27 - LOT 1, WEST WINDSOR TOWNSHIP, MERCER COUNTY, NEW JERSEY" PREPARED BY EP DESIGN SERVICES, LLC, SHEET 3 OF 14, DATED NOVEMBER 9, 2016, REVISED FEBRUARY 14, 2019.

UTILITY COMPANIES:

AT&T CORP
COMCAST CABLE MERCER
PSEG
WEST WINDSOR TWP
VERIZON
JCP&L
NJAWC

PHONE NUMBER:
800.222.0300
609.394.8587
800.436.7734
609.799.9370
800.427.9977
800.662.3115
800.652.6987

STATE OF NEW JERSEY
JAMES D. SENS
07-07-2022

THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSONS PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.