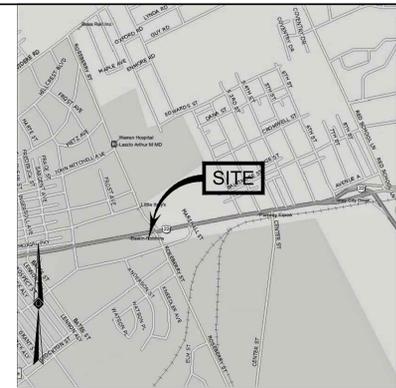


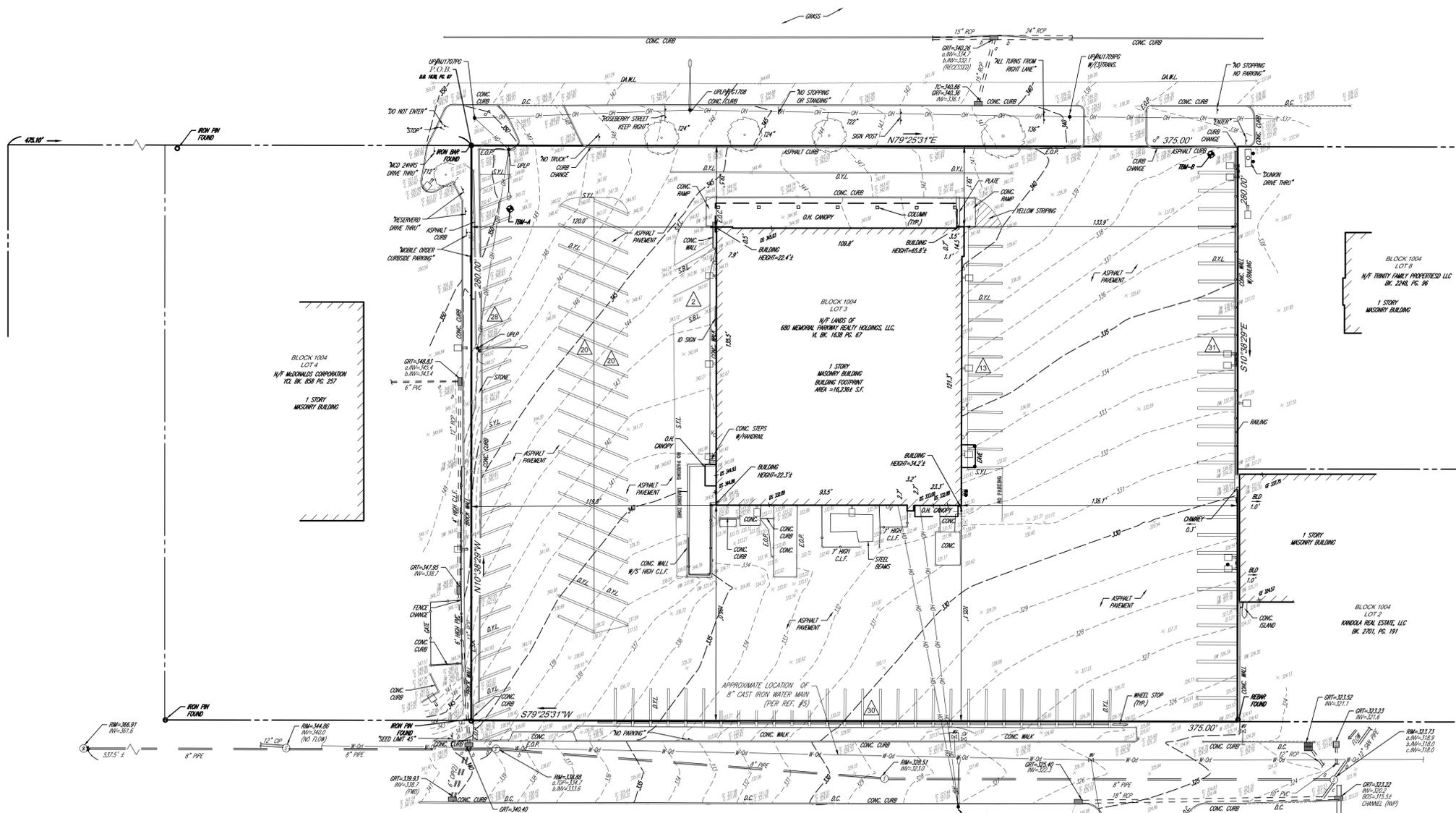
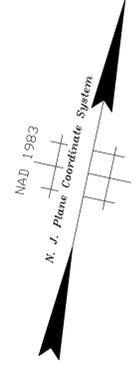
PICKFORD AVENUE
(50' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

MEMORIAL PARKWAY
(STATE HIGHWAY ROUTE 22)
(120' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

MARSHALL STREET
(50' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)



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



NOTES:

- PROPERTY KNOWN AS LOT 3, BLOCK 1004, AS SHOWN ON THE OFFICIAL TAX MAP TOWN OF PHILLIPSBURG, WARREN COUNTY, NEW JERSEY, SHEET #10.
- AREA = 105,000 S.F. OR 2.410 AC.
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. 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. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO 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 MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.
QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.
QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NJFA20-2156 MM, POLICY NO. 5011434-01440596, WITH AN EFFECTIVE DATE OF 08-28-2020, WHERE THERE WERE NO SURVEY RELATED EXCEPTIONS IN SCHEDULE B, SECTION II.
- 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.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS) GNGEIOD18.
TEMPORARY BENCH MARKS SET:
TBM-A: MAG NAIL SET IN ASPHALT PARKING LOT ELEVATION= 349.63'
TBM-B: MAG NAIL SET IN ASPHALT PARKING LOT ELEVATION= 337.64'
PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C. 14 (N.J.S.A. 45-9-36.3) AND N.J.A.C. 13-40-5.1 (d).

REFERENCES:

- THE OFFICIAL TAX ASSESSOR'S MAP OF TOWN OF PHILLIPSBURG, WARREN COUNTY, NEW JERSEY, SHEET #10.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, WARREN COUNTY, NEW JERSEY, (ALL JURISDICTIONS), PANEL 283 OF 358", MAP NUMBER 34041C0283E, EFFECTIVE DATE: SEPTEMBER 29, 2011.
- MAP ENTITLED "ALTA/NSPS LAND TITLE SURVEY FOR 680 MEMORIAL PARKWAY, PHILLIPSBURG, NJ, PROJECT NO. 202000080-1 680 MEMORIAL PARKWAY, PHILLIPSBURG, NJ, PREPARED BY BOCK AND CLARK CORPORATION AN NVS COMPANY, DATED 03-19-2020.
- MAP ENTITLED "BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY, BLOCK 1004, LOT 3, 680 MEMORIAL PARKWAY, TOWN OF PHILLIPSBURG, WARREN COUNTY, STATE OF NEW JERSEY, PREPARED BY CONTROL POINT ASSOCIATES, DATED 11-05-2020.
- GIS IMAGE OF WATER LINES BY "AQUA GIS", PRINTED: NOVEMBER 9, 2020.

SCHEDULE C LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERRECTED, SITUATE, LYING AND BEING IN PHILLIPSBURG TOWN, COUNTY OF WARREN AND STATE OF NEW JERSEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND IN THE SOUTHERLY RIGHT-OF-WAY LINE OF MEMORIAL PARKWAY (N.J.S.H. ROUTE 22), SAID IRON PIN BEING THE SAME AS THE BEGINNING POINT MENTIONED IN THE DESCRIPTION OF A TRACT OF LAND WHICH WAS CONVEYED BY CARRIAGE PROPERTIES, INC. TO CARRIAGE ASSOCIATES, A LIMITED PARTNERSHIP, BY DEED DATED APRIL 3, 1984 AND RECORDED AT THE WARREN COUNTY CLERK'S OFFICE IN BOOK 864 OF DEEDS ON PAGE 39; SAID POINT ALSO BEING THE NORTHERLY CORNER IN COMMON WITH LOT 4 OF BLOCK 1004, AS SHOWN ON THE MUNICIPAL TAX MAPS OF THE TOWN OF PHILLIPSBURG, WARREN COUNTY, NJ, SAID POINT BEING THE FOLLOWING BEARING AND DISTANCE FROM THE INTERSECTION OF THE SOUTHERLY LINE OF MEMORIAL PARKWAY WITH THE EASTERLY LINE OF PICKFORD AVENUE (50 FEET WIDE R/W), NORTH 79 DEGREES 54 MINUTES 00 SECONDS EAST, A DISTANCE OF 475.10 FEET AND FROM SAID BEGINNING POINT RUNNING: THENCE

- ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MEMORIAL PARKWAY, NORTH 79 DEGREES 54 MINUTES 00 SECONDS EAST, A DISTANCE OF 375.00 FEET TO A DRILL HOLE FOUND IN THE SOUTHERLY EDGE OF A CONCRETE CURB, MAKING THE NORTHERLY CORNER IN COMMON WITH LOT 2 OF SAID BLOCK AND MUNICIPALITY; THENCE
- ALONG LANDS BELONGING NOW OR FORMERLY TO WILLIAM M. NORTON, SOUTH 11 DEGREES 10 MINUTES 00 SECONDS EAST, A DISTANCE OF 280.00 FEET TO A RAILROAD SPIKE FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF MARSHALL STREET (A 50' FEET WIDE RIGHT-OF-WAY); THENCE
- ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF MARSHALL STREET, SOUTH 78 DEGREES 54 MINUTES 00 SECONDS WEST, A DISTANCE OF 375.00 FEET TO AN IRON PIPE FOUND IN SAID RIGHT-OF-WAY LINE COMER ALSO TO LOT 4 OF SAID BLOCK AND MUNICIPALITY, LANDS BELONGING NOW OR FORMERLY TO MCDONALD'S RESTAURANT, PROVIDENCE MUTUAL LIFE INSURANCE; THENCE
- RUNNING ALONG SAID LANDS, NORTH 11 DEGREES 10 MINUTES 00 SECONDS WEST, A DISTANCE OF 280.00 FEET TO THE PLACE OF BEGINNING.

FOR INFORMATION PURPOSES ONLY:
BEING KNOWN AS LOT 3, BLOCK 1004, ON THE OFFICIAL TAX MAP OF PHILLIPSBURG TOWN.
BEING COMMONLY KNOWN AS 680 MEMORIAL PARKWAY, PHILLIPSBURG, NEW JERSEY.
THE LAND SHOWN ON THIS SURVEY IS THE SAME AS THAT DESCRIBED IN A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NJFA20-2156 MM, POLICY NO. 5011434-01440596, WITH AN EFFECTIVE DATE OF 08-28-2020.

LEGEND

124	EXISTING CONTOUR	CLF	GAS VALVE	CLF	CHAIN LINK FENCE
125	EXISTING SPOT ELEVATION	GM	GAS METER	D.C.	DEPRESSED CURB
+ 123.45	EXIST. TOP OF CURB ELEVATION	SMW	ELECTRIC METER	E.C.C.	EDGE OF CONC.
+ TC 123.45	EXIST. TOP OF WALL ELEVATION	SMW	SANITARY/SEWER MANHOLE	E.O.P.	EDGE OF PAVEMENT
+ TW 123.45	EXIST. BOTTOM OF WALL ELEVATION	CO	CLEAN OUT	LSA	LANDSCAPED AREA
+ BW 122.95	EXIST. GARAGE FLOOR ELEVATION	UP	POST	(TP)	TYPICAL
+ OF 123.45	EXIST. DOOR SILL ELEVATION	UP/SP	UTILITY POLE	S.Y.L.	SOLID YELLOW LINE
+ OS 123.45	RIM NAVD 88 (BOROUGH SEWER DATUM)	UP/SP	UTILITY POLE/LIGHT POLE/SOLAR PANEL	S.B.L.	SOLID BLUE LINE
RIM=125.00 (124.30)	INV. NAVD 88 (BOROUGH SEWER DATUM)	UP/SP	SIGN	D.Y.L.	DOUBLE YELLOW LINE
INV.=123.0 (122.4)	OVERHEAD WIRES	M.G.R.	BOLLARD	HT	HEIGHT
OH	DEPRESSED CURB	AL	METAL GUIDE RAIL	HP	HANDICAP
HY	HYDRANT	BL	AREA LIGHT	BC	BUILDING
WV	WATER VALVE	BL	BUILDING LIGHT	B.F.P.A.	BUILDING FOOTPRINT AREA
UV	UNKNOWN VALVE	CB	CATCH BASIN OR INLET	F.D.B.	FILLED WITH DEBRIS
MON	MONUMENT	DT	DECIDUOUS TREE & TRUNK SIZE	MP	NO VISIBLE PIPES
		PS	PARKING SPACE COUNT	OU	SUBSURFACE UTILITY QUALITY LEVEL D

PARKING SPACE COUNT

REGULAR SPACES	144
HANDICAP SPACES	0
TOTAL SPACES	144

THIS SURVEY IS CERTIFIED TO:
FIRST AMERICAN TITLE INSURANCE COMPANY
PHILLIPSBURG DEV. LLC, A NEW JERSEY LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 11 & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10-23-2020.

JAMES D. SENS
NEW JERSEY PROFESSIONAL LAND SURVEYOR #24G50432260
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24G27938600



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



FIELD DATE	10-23-2020	ALTA/NSPS LAND TITLE SURVEY BLOCK 1004, LOT 3 680 MEMORIAL PARKWAY TOWN OF PHILLIPSBURG, WARREN COUNTY STATE OF NEW JERSEY	
FIELD BOOK NO.	20-31		
FIELD BOOK PGS.	13-15	CONTROL POINT ASSOCIATES, INC. 30 INDEPENDENCE BOULEVARD, SUITE 100 WARREN, NJ 07059 908.668.0099 - 908.668.9995 FAX WWW.CPASURVEY.COM	
FIELD CREW	S.B.		
DRAWN	P.R.V.	DATE	11-12-2020
REVIEWED	K.V.G.	APPROVED	J.D.S.
DATE	11-12-2020	SCALE	1"=30'
FILE NO.	01-200222-00	DWG. NO.	1 OF 1

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.