FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN:

ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, MAP NO. 35021C0168F. WHICH BEARS AN EFFECTIVE DATE OF JULY 20, 2016.

AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION TO APPLY FOR A VARIANCE.

BEFORE THE PREPARATION OF DESIGN PLANS PLEASE VISIT FEMA.GOV TO CONFIRM THE INFORMATION LISTED ABOVE.

TITLE METES & BOUNDS DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWNSHIP OF EAST WINDSOR, COUNTY OF MERCER, STATE OF NEW JERSEY AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE WESTERLY LINE OF NEW JERSEY STATE HIGHWAY U.S. #130 WITH THE SOUTHERLY SIDE OF DUTCH NECK ROAD; THENCE

1.ALONG THE WESTERLY SIDE OF NEW JERSEY STATE HIGHWAY U.S #130, SOUTH 9° 25' 00" WEST A DISTANCE OF 75.25 FEET TO AN IRON PIPE SET AT AN ANGLE POINT, THEREIN; THENCE

2.CONTINUING ALONG SAID WESTERLY LINE OF SAID HIGHWAY SOUTH 36° 25' 00" WEST A DISTANCE OF 153.89 FEET TO A CONCRETE MONUMENT; THENCE

3.ALONG THE NORTHERLY LINE OF LOT 11 A IN BLOCK 58 AS SHOWN ON THE OFFICIAL TAX MAP OF EAST WINDSOR TOWNSHIP NORTH 52° 4L' 47" WEST A DISTANCE OF 326.46 FEET TO AN IRON PIPE SET IN THE EASTERLY LINE OF LOT 10 IN BLOCK 58 AS SHOWN ON SAID TAX MAP; THENCE

4.ALONG SAID EASTERLY LINE OF LOT 10, NORTH 24° 40' 00" EAST A DISTANCE 140.17 FEET TO A POINT IN THE NORTHERLY LINE OF DUTCH NECK ROAD; THENCE

5.ALONG SAID NORTHERLY LINE OF DUTCH NECK ROAD SOUTH 67° 21' 45" EAST A DISTANCE OF 330.30 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF DUTCH NECK ROAD, WITH THE EASTERLY RIGHT-OF-WAY LINE OF NEW JERSEY STATE HIGHWAY ROUTE NO. 130, AND RUNNING THEREFROM

THENCE (1) SOUTH 09° 25' 00" WEST, A DISTANCE OF 13.35 FEET TO A POINT IN THE NEW RIGHT-OF-WAY LINE,

THENCE (2) NORTH 67° 21' 45" WEST, A DISTANCE OF 333.92 FEET TO A POINT IN THE EASTERLY LINE OF LOT 23, BLOCK 58,

THENCE (3) NORTH 24° 40' 00" EAST, A DISTANCE OF 13.01 FEET TO A POINT IN THE FORMER RIGHT-OF-WAY LINE OF DUTCH NECK ROAD,

THENCE (4) SOUTH 67° 21' 45" EAST, A DISTANCE OF 330.30 FEET TO THE POINT

AND PLACE OF BEGINNING. AND FURTHER EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF DUTCH NECK ROAD (33.00' FROM CENTERLINE) AT THE NORTHERLY END OF A LINE CONNECTING SAME WITH THE WESTERLY LINE OF U.S. ROUTE 130 (120' WIDE); AND EXTENDING THENCE

1.N 67° 21' 45" W ALONG THE SOUTHERLY LINE OF DUTCH NECK ROAD, 292.22' TO A POINT; THENCE

2.S 22° 38' 15" W THROUGH LOT 11, BLOCK 58, 1.33' TO A POINT; THENCE

3.8 68° 44' 52" E THROUGH SAME, 293.29' TO A POINT IN THE AFOREMENTIONED CONNECTING LINE; THENCE

4.N 09° 25' 00" E ALONG SAME, 4.60' TO THE POINT AND PLACE OF BEGINNING.

TOGETHER WITH THE BENEFICIAL EASEMENT RIGHTS AS SET FORTH IN DEED BOOK 1862, PAGE 854 AND DEED BOOK 3372, PAGE 146.

BEING ALSO KNOWN AS (REPORTED FOR INFORMATIONAL PURPOSES ONLY):
BLOCK 58, LOT 11, ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF EAST WINDSOR, COUNTY OF MERCER, STATE OF NEW JERSEY.

AS-SURVEYED METES & BOUNDS DESCRIPTION

BEGINNING AT A POINT OF INTERSECTION CONNECTING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NEW JERSEY STATE HIGHWAY ROUTE 130 (120' WIDE R.O.W.) WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF DUTCH NECK ROAD (VARIABLE WIDTH R.O.W.) AND FROM SAID POINT OF BEGINNING, RUNNING THENCE;

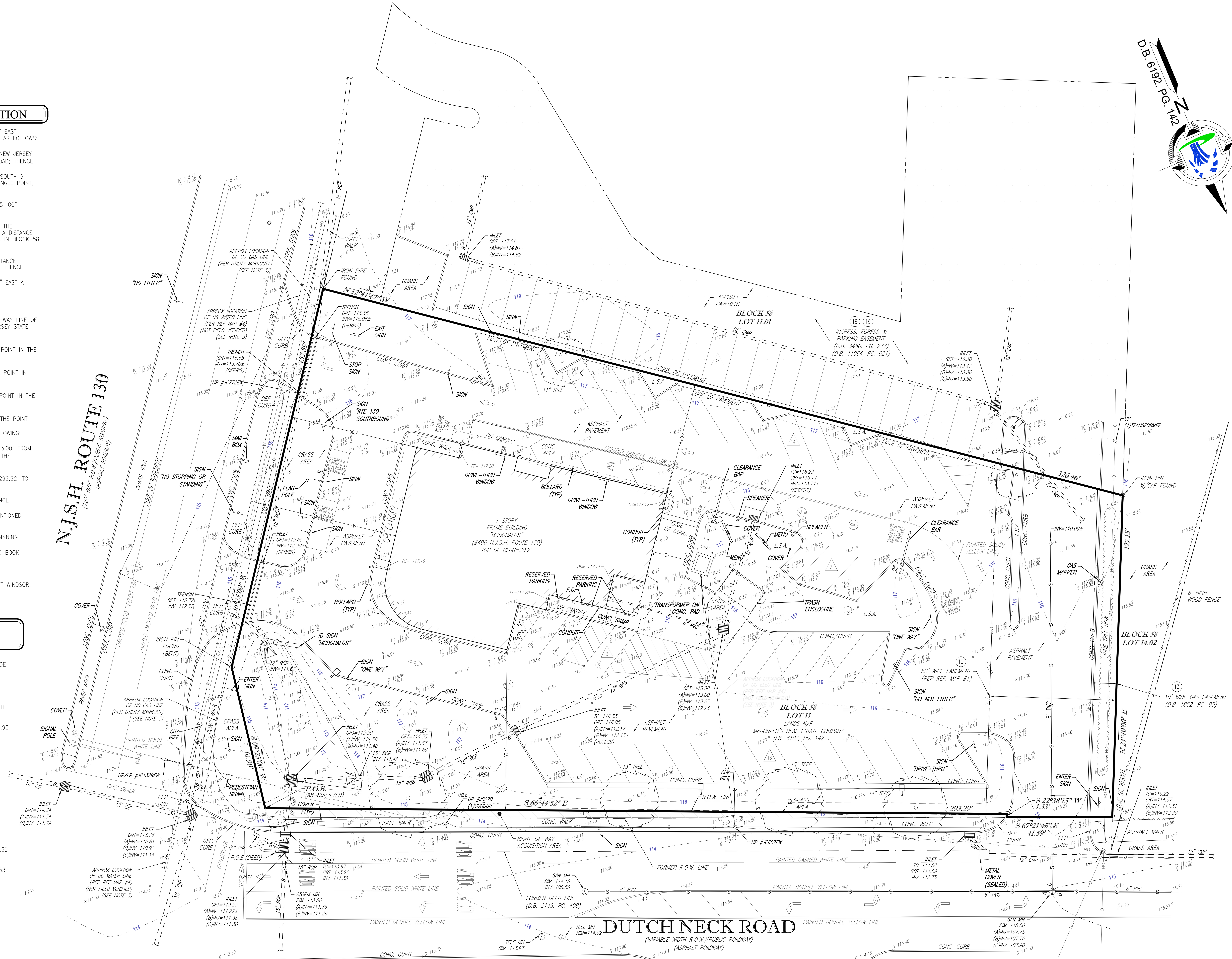
THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NEW JERSEY STATE HIGHWAY ROUTE 130:

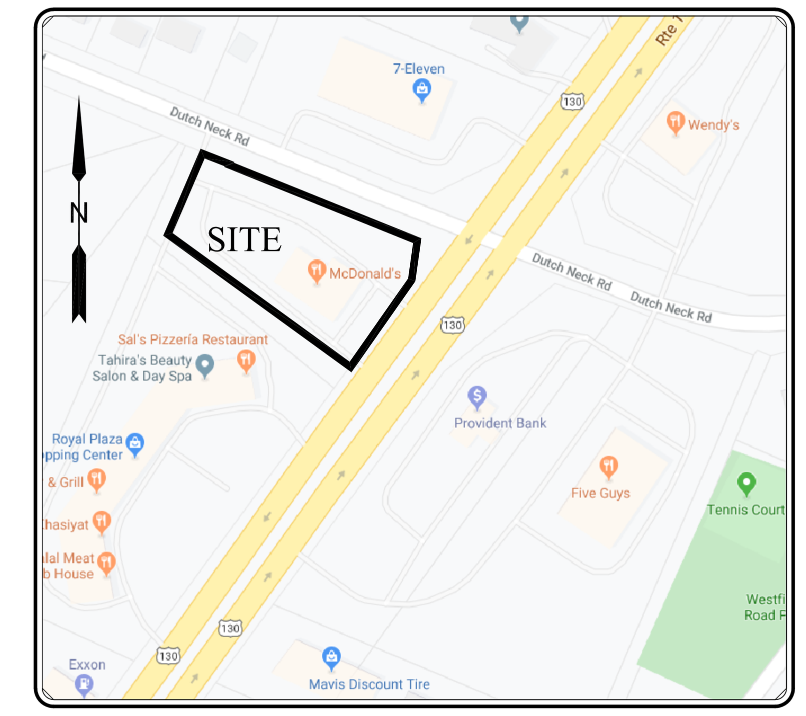
1. SOUTH 09 DEGREES 25 MINUTES 00 SECONDS WEST, A DISTANCE OF 61.90 FEET TO A POINT, THENCE;
2. SOUTH 36 DEGREES 25 MINUTES 00 SECONDS WEST, A DISTANCE OF 153.89 FEET TO A POINT, THENCE;
3. ALONG THE DIVIDING LINE BETWEEN LOT 11, BLOCK 58 AND LOT 11.01, BLOCK 58, NORTH 52 DEGREES 41 MINUTES 47 SECONDS WEST, A DISTANCE OF 326.46 FEET TO A POINT, THENCE;
4. ALONG THE DIVIDING LINE BETWEEN LOT 11, BLOCK 58 AND LOT 14.02, BLOCK 58, NORTH 24 DEGREES 40 MINUTES 00 SECONDS EAST, A DISTANCE OF 127.15 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF DUTCH NECK ROAD, THENCE;

THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF DUTCH NECK ROAD:

5. SOUTH 67 DEGREES 21 MINUTES 45 SECONDS EAST, A DISTANCE OF 41.59 FEET TO A POINT, THENCE;
6. SOUTH 22 DEGREES 38 MINUTES 15 SECONDS WEST, A DISTANCE OF 1.33 FEET TO A POINT, THENCE;
7. SOUTH 66 DEGREES 44 MINUTES 52 SECONDS EAST, A DISTANCE OF 293.29 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 56,575 SQUARE FEET OR 1.299 ACRES





NOT TO SCALE

NOTES

1. PROPERTY KNOWN AS LOT 11, BLOCK 58 AS IDENTIFIED ON THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF EAST WINDSOR, MERCER COUNTY, STATE OF NEW JERSEY.
2. AREA = 56,575 S.F. OR 1.299 AC.
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. 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. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE THE PREPARATION OF DESIGN PLANS AND/OR EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANY.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY BLUE MARSH ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON. **THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT**
5. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
6. THIS PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
7. ELEVATIONS ARE BASED UPON (NAVD 88) DATUM ESTABLISHED ONSITE UTILIZING GLOBAL POSITIONING SYSTEM DATA COLLECTION.
8. ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.

REFERENCES

1. TAX SHEEP MAP #8 OF THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF EAST WINDSOR, MERCER COUNTY, STATE OF NEW JERSEY.
2. MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MERCER COUNTY, NEW JERSEY (ALL JURISDICTIONS)", PANEL 168 OF 276, MAP NUMBER 34021C0168F, EFFECTIVE DATE: JULY 20, 2016.
3. MAP ENTITLED: "PLAN SCALE: AS NOTED, STREET ADDRESS ROUTE 130 & DUTCH NECK ROAD, TOWNSHIP EAST WINDSOR, STATE NJ, COUNTY MERCER" PREPAPRED BY BOHLER ENGINEERING, DATED 7-31-19, DRAWING NO. LC#29-0273.
4. MAP ENTITLED "GRADING & DRAINAGE PLAN, EAST WINDSOR TOWNSHIP, MERCER COUNTY, N.J.", PREPARED BY ABBINGTON-NEY ASSOCIATES, PROJ. NO. 3824, MAP NO. 46A, DWR. NO. 82, DATED 9/4/79, LAST REVISED 6/2/80.

TITLE REPORT EXCEPTIONS

THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 19-001788NCS, WITH A COMMITMENT DATE OF **OCTOBER 23, 2019.** WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:

(10) EASEMENT AS SHOWN ON THE TAX MAP FOR THE TOWNSHIP OF EAST WINDSOR - EASEMENT SHOWN.

(11) RIGHTS OF THE STATE OF NEW JERSEY AS SET FORTH IN DEED BOOK 742, PAGE 134. (FEE & EASEMENT PARCEL) - BLANKET IN NATURE - NO PLOTTABLE EASEMENTS.

(12) EASEMENT AS SET FORTH IN DEED BOOK 1840, PAGE 794. (FEE PARCEL) - DOES NOT AFFECT SUBJECT PROPERTY.

(13) UTILITY EASEMENT TO PUBLIC SERVICE ELECTRIC AND GAS COMPANY IN DEED BOOK 1852, PAGE 95. (EASEMENT PARCEL) - 10' WIDE GAS EASEMENT - SHOWN.

(14) TERMS AND CONDITIONS OF EASEMENT AS SET FORTH IN DEED BOOK 1862, PAGE 854 AND IN DEED BOOK 3372, PAGE 146 - DOES NOT AFFECT SUBJECT PROPERTY.

(15) UTILITY EASEMENT TO JERSEY CENTRAL POWER & LIGHT COMPANY AND NEW JERSEY BELL TELEPHONE COMPANY IN DEED BOOK 1976, PAGE 456. (EASEMENT PARCEL) - DOES NOT AFFECT SUBJECT PROPERTY.

(16) EASEMENT AS SET FORTH IN DEED BOOK 2149, PAGE 408. (FEE PARCEL) - BLANKET IN NATURE - NO PLOTTABLE EASEMENTS.

(17) UTILITY EASEMENT TO JERSEY CENTRAL POWER & LIGHT COMPANY AND NEW JERSEY BELL TELEPHONE COMPANY IN DEED BOOK 2174, PAGE 709. (FEE PARCEL) - BLANKET IN NATURE - NO PLOTTABLE EASEMENTS.

(18) EASEMENT AGREEMENT IN DEED BOOK 3540, PAGE 277. (FEE AND EASEMENT PARCEL) - INGRESS, EGRESS & PARKING EASEMENT AS BENEFIT TO McDONALD'S - SHOWN.

(19) EASEMENT AGREEMENT IN DEED BOOK 11064, PAGE 621. (FEE AND EASEMENT PARCEL) - INGRESS, EGRESS & PARKING EASEMENT AS BENEFIT TO McDONALD'S - SHOWN.

LEGEND OF SYMBOLS & ABBREVIATIONS

- CONTOUR (MAJOR/MINOR)
- SPOT ELEVATION
- TOP OF CURB ELEVATION
- GUTTER ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- ×DS=117.12 DOOR SILL ELEVATION
- ×FF=117.20 FINISH FLOOR ELEVATION
- APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER LINE
- APPROXIMATE LOCATION OF UNDERGROUND STORM SEWER LINE
- (10) TITLE REPORT EXCEPTION
- WOOD FENCE
- EDGE OF WOODS
- OVERHEAD WIRES
- BOLLARD
- SIGN
- TRAFFIC SIGNAL
- PAINTED ARROWS
- APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
- APPROXIMATE LOCATION OF UNDERGROUND WATER LINE
- APPROXIMATE LOCATION OF UNDERGROUND ELECTRIC LINE
- PARKING COUNT
- HANDICAP
- AREA LIGHT
- INLET
- CLEAN OUT
- GAS VALVE
- MANHOLE
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- WATER VALVE
- TREE W/TRUNK DIAMETER

PROTECT YOURSELF
A PHONE CALL
CAN BE YOUR INSURANCE POLICY

GARDEN STATE UNDERGROUND LOCATION 1-800-272-1000 STOP - CALL BEFORE YOU DIG!

WHAT YOU DON'T KNOW CAN HURT YOU.
THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

TICKET #193371766

GRAPHIC SCALE

20 0 10 20 40 80

SCALE : 1 " = 20'

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS. THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND INDICATED HEREON IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LAND.

THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

NOT VALID UNLESS SEALED WITH AN EMBOSSED SEAL

JOSEPH J. WRIGHT DATE
NEW JERSEY PROFESSIONAL LAND SURVEYOR #GS-3488500
CERTIFICATE OF AUTHORIZATION #24GS03488500

DATE:	12/20/2019
SCALE:	1" = 20'
FIELD BK. NO:	19-12
PROJECT NO.:	19-B384-443
DRAWN BY:	G.A.
REVIEWED BY:	T.D.M./J.J.W.
REV-1: 2/20/2020	REVISED PER ENGINEER COMMENTS
REV-2:	
REV-3:	
REV-4:	
REV-5:	

ALTA/NSPS LAND TITLE SURVEY

McDONALD'S USA, LLC
#496 N.J.S.H. ROUTE 130
LOT 11; BLOCK 58
TOWNSHIP OF EAST WINDSOR, MERCER COUNTY
STATE OF NEW JERSEY

LC #29-0273

BLUE MARSH ASSOCIATES, INC
LAND SURVEYORS & PLANNERS

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www.BlueMarshAssociates.com

SHEET: 1 OF 1