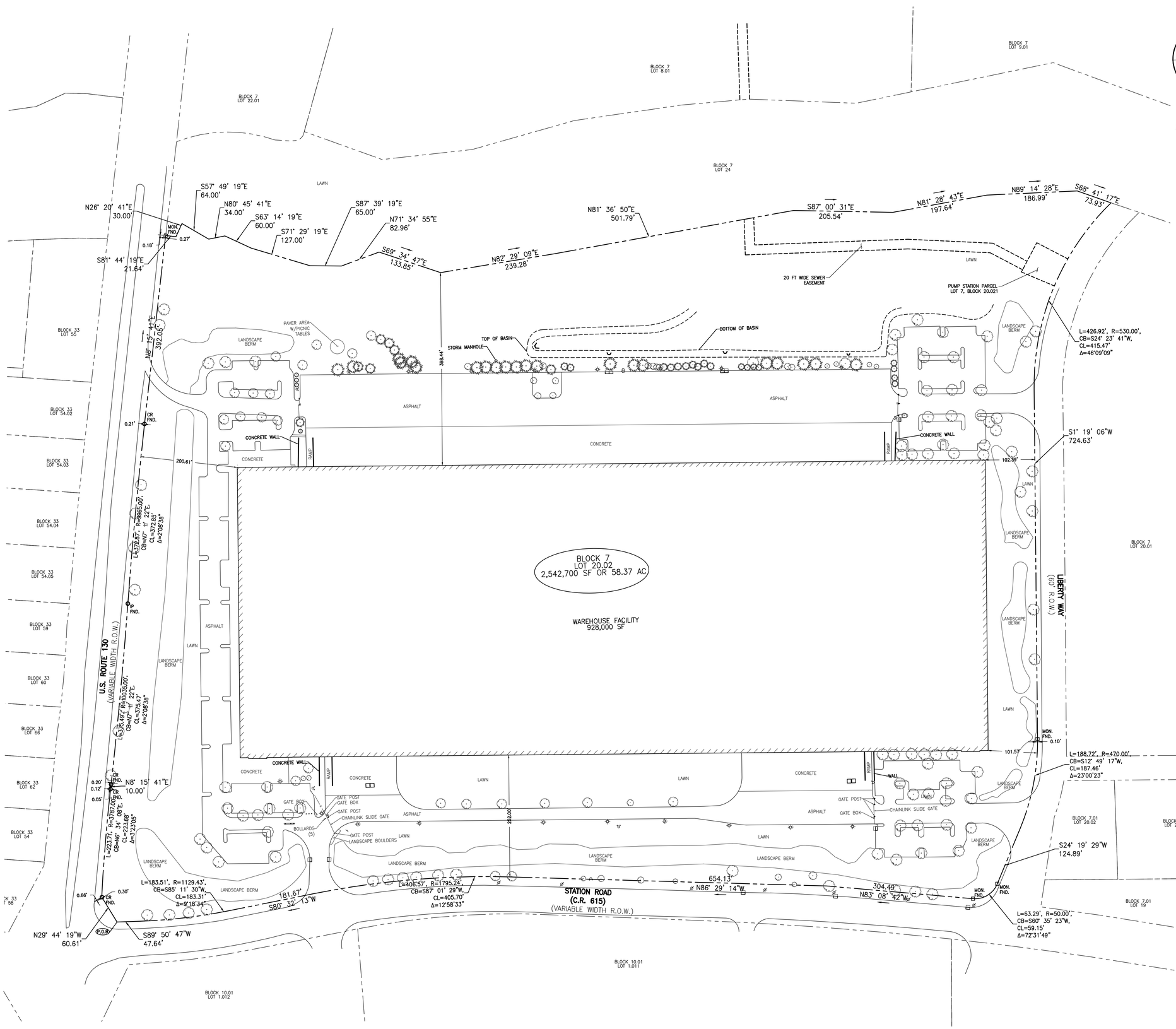

SURVEY NOTES:

1. THE SUBJECT PROPERTY IS KNOWN AS 47 STATION ROAD (BLOCK 7, LOT 20.02) CRANBURY TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY PERFORMED BY STANTEC CONSULTING SERVICES INC. IN JANUARY 2024, FOR THE PURPOSES OF THIS PLAN.
4. THE FOLLOWING REFERENCES WERE USED TO CREATE THIS PLAN:
   A. TAX MAP REFERENCE: LOT AND BLOCK NUMBERS SHOWN HEREON ARE BASED UPON THE CURRENT TAX MAPS OF CRANBURY TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY, PLATE #2.
   B. FILED MAP NUMBER 6185, FILE 935, "FINAL MAJOR SUBDIVISION PLAT FOR CABOT DISTRIBUTION CENTER, BLOCK 7, LOTS 20 & 21, CRANBURY TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY", PREPARED BY GLEN J. LLOYD OF SCHOOR DEPALMA; DATED MAY 22, 2001.
   C. DEED BOOK 5335, PAGE 223.
   D. "PRELIMINARY AND FINAL SITE PLAN & MAJOR PRELIMINARY SUBDIVISION PLAT FOR CABOT DISTRIBUTION CENTER, BLOCK 7, LOTS 20 & 21, CRANBURY TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY", PREPARED BY ROCCO PAMERI OF SCHOOR DEPALMA; DATED MAY 22, 2001.
5. SUBSURFACE UTILITY LOCATION IS NOT PART OF THE EFFORT TO PREPARE THIS PLAN. IF PROPOSED MODIFICATIONS TO THE SITE ARE PROPOSED, A SUBSURFACE UTILITY INVESTIGATION SHOULD BE PERFORMED. ANY CONTRACTOR PERFORMING WORK AT THIS SITE SHALL CONTACT THE NEW JERSEY ONE-CALL SYSTEM AT 1-800-272-1000 AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCING WORK.
6. THE UNDERSIGNED IS NOT QUALIFIED TO MAKE ANY DETERMINATION REGARDING THE EXISTENCE OR NON-EXISTENCE OF WETLANDS AND/OR REGULATED WATERS AFFECTING THE SUBJECT PROPERTY. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED, NOR SHOULD IT BE CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS AND/OR REGULATED WATERS IS SHOWN.
7. THE UNDERSIGNED IS NOT QUALIFIED TO MAKE ANY DETERMINATION REGARDING THE EXISTENCE OR NON-EXISTENCE OF CONTAMINATION AFFECTING THE SUBJECT PROPERTY. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED, NOR SHOULD IT BE CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF CONTAMINATION IS SHOWN.
8. HORIZONTAL COORDINATE SYSTEM: N.J.S.P.C.S. (NAD 83)
   VERTICAL DATUM: NAVD88
9. THE SUBJECT PROPERTY IS DEPICTED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, MAP NUMBER 34023C0242F, PANEL NUMBER 242 OF 286, HAVING AN EFFECTIVE DATE OF JULY 6, 2010. THE FOLLOWING FEMA ZONE(S) ARE ASSOCIATED WITH THE SUBJECT PROPERTY:
   a. ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
   b. ZONE AE: BASE FLOOD ELEVATIONS DETERMINED.
10. "A WRITTEN 'WAIVER AND DIRECTION NOT TO SET CORNER MARKERS' HAS BEEN OBTAINED FROM THE ULTIMATE USE PURSUANT TO N.J.A.C. 13:40-5.1(d)"

LEGEND

P.O.B.	POINT OF BEGINNING
FND. MON.	FOUND MONUMENT
FND. P	FOUND IRON PIN
	CHAIN LINK FENCE
	PROPERTY LINE
	CURB
	MANHOLE
	UTILITY POLE
	FIRE HYDRANT
	SIGN
	LIGHT POLE
	GUTTER INLET
	SANITARY SEWER LINE
	DECIDUOUS TREE

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

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Revision	By	Appd.	MM.DD.YY	Issued	By	Appd.	MM.DD.YY

Project
47 STATION ROAD
BLOCK 7, LOT 20.02
TOWNSHIP OF CRANBURY, MIDDLESEX COUNTY, NEW JERSEY

Client
VOLKSWAGEN GROUP OF AMERICA, INC.

Title
BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY

Permit-Seal

EDWARD S. McCONNELL
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE NO. 17432

2/1/24
DATE

Project Number:	192520492		
MAI	ESM	RPV	02.01.24
Dwn.	Chkd.	Dsgn.	MM.DD.YY
Scale: As Noted			
Drawing No. V-101			
Revision 0	Sheet 1 of 1		

Plotted: 2-02-24 04:02pm By: lmcguen
U:\192520492\CAD\Civil\Survey\192520492-V-101-1.dwg [V-101]