



**LEGEND**

- OVERHEAD WIRES
- G— APPROX. LOC. UNDERGROUND NATURAL GAS LINE
- W— APPROX. LOC. UNDERGROUND WATER LINE
- 0- SUBSURFACE UTILITY QUALITY LEVEL A
- 0- SUBSURFACE UTILITY QUALITY LEVEL B
- 0- SUBSURFACE UTILITY QUALITY LEVEL C
- 0- SUBSURFACE UTILITY QUALITY LEVEL D
- DEPRESSIONED CURB
- HYDRANT
- GAS VALVE
- GAS METER
- ELECTRIC METER
- UNKNOWN MANHOLE
- TELEPHONE MANHOLE
- CLEAN OUT
- POST
- UTILITY POLE
- UTILITY POLE/LIGHT POLE
- GUY WIRE (EXTENDS)
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL
- DOT COVER
- METAL COVERS
- SIGN
- MAIL BOX
- BOLLARD
- MONITORING WELL ON CONC.
- AREA LIGHT
- LAMP
- AIR CONDITIONER
- PAY PHONE
- 2X4
- CURB LINE CATCH BASIN
- 4X4
- CATCH BASINS
- DECIDUOUS TREE & TRUNK SIZE
- 10 PARKING SPACE COUNT
- BLD BUILDING
- BS BOTTOM OF STRUCTURE
- BFH BUILDING FOOTPRINT AREA
- MC METAL COVER
- BENCHMARKS
- EVIDENCE FOUND
- UNKNOWN TERMINUS

**STATE HIGHWAY US ROUTE 130**  
(120' WIDE RIGHT OF WAY)  
(ASPHALT ROADWAY)  
(TWO WAY TRAFFIC)

**SURVEYOR'S DESCRIPTION**  
COMBINED LOTS 1 & 2, BLOCK 7

BEGINNING AT A POINT IN THE SOUTHERLY SIDE OF HALF ACRE ROAD, DISTANT 104.19 FEET EASTERLY FROM THE INTERSECTION OF THE PROLONGATION OF THE SAID SIDE LINE OF HALF ACRE ROAD WITH THE CENTERLINE OF NEW JERSEY STATE HIGHWAY ROUTE 130 AND RUNNING:

- ALONG THE SOUTHERLY SIDE LINE OF HALF ACRE ROAD, SOUTH 85 DEGREES 08 MINUTES 51 SECONDS EAST, 519.09 FEET TO A IRON BAR FOUND WHERE SAID SIDE LINE IS INTERSECTED BY THE DIVIDING LINE OF LOTS 2 AND 3, BLOCK 7, THENCE;
- ALONG THE DIVIDING LINE OF LOTS 1, 2 AND 3, BLOCK 7, SOUTH 15 DEGREES 44 MINUTES 59 SECONDS WEST, 831.96 FEET TO A POINT IN THE DIVIDING LINE OF LOTS 1 AND 2, BLOCK 7, THENCE;
- ALONG SAID DIVIDING LINE NORTH 69 DEGREES 38 MINUTES 38 SECONDS WEST, 467.09 FEET TO A POINT IN THE EASTERLY LINE OF NEW JERSEY STATE HIGHWAY ROUTE 130, THENCE;
- ALONG SAID EASTERLY LINE, NORTH 08 DEGREES 15 MINUTES 11 SECONDS EAST, 254.39 FEET TO A POINT, THENCE;
- CONTINUING ALONG NEW JERSEY STATE HIGHWAY ROUTE 130, NORTH 08 DEGREES 23 MINUTES 12 SECONDS EAST, 301.72 FEET TO A POINT, THENCE;
- CONTINUING NORTH 18 DEGREES 43 MINUTES 59 SECONDS EAST, 131.18 FEET TO A POINT, THENCE;
- NORTH 70 DEGREES 36 MINUTES 09 SECONDS EAST, 24.32 FEET TO THE POINT AND PLACE OF BEGINNING.

THE LAND SHOWN ON THIS SURVEY IS THE SAME AS THAT DESCRIBED IN A TITLE REPORT PREPARED BY MID-STATE ABSTRACT COMPANY, AN AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. MS-157818, WITH A COMMITMENT DATE OF FEBRUARY 27, 2023.

**PARKING SPACE COUNT**

REGULAR SPACES	54
HANDICAP SPACES	2
TOTAL SPACES	56

PARKING COUNT IS BASED ON VISIBLE STRIPING OBSERVED AT THE TIME OF SURVEY AREAS OF FADED STRIPING NOTED ON THE SURVEY

**GRAPHIC SCALE**

(IN FEET)  
1 inch = 40 ft.

THIS SURVEY IS CERTIFIED TO: QUICKCHECK CORP. MID-STATE ABSTRACT COMPANY FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2021 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, 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 04-14-23.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL

**JAMES D. SENS**  
NEW JERSEY PROFESSIONAL LAND SURVEYOR #24GS0432260  
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

FIELD DATE	04-14-23
FIELD BOOK NO.	22-47
FIELD BOOK PG.	73
FIELD CREW	C.S.
DRAWN	P.V./J.J.W.
REVIEWED	K.V.G.
APPROVED	J.D.S.
DATE	05-18-2023
SCALE	1" = 40'
FILE NO.	01-230128-00
DWG. NO.	1 OF 1

**ALTA/NSPS LAND TITLE SURVEY**  
**BLOCK 7, LOTS 1 & 2**  
2678 ROUTE 130 & 376 HALF ACRE ROAD  
TOWNSHIP OF CRANBURY, MIDDLESEX COUNTY  
STATE OF NEW JERSEY

**CONTROL POINT ASSOCIATES, INC.**  
48 INDEPENDENCE BOULEVARD, SUITE 100  
WARREN, NJ 07059  
WWW.CPASURVEY.COM

**NOTES:**

- PROPERTY KNOWN AS LOTS 1 & 2, BLOCK 7, AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF CRANBURY, MIDDLESEX COUNTY, STATE OF NEW JERSEY.
- AREA LOT 1 = 370,072 SQUARE FEET OR 8.496 ACRES.  
AREA LOT 2 = 17,221 SQUARE FEET OR 0.395 ACRES.  
TOTAL AREA = 387,293 SQUARE FEET OR 8.891 ACRES.
- 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 ASBESTOS PLANS AND UTILITY MARK-OUTS DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGAIN, 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.

ALL FOUR TYPES MAY NOT BE PRESENT ON THIS SURVEY.

- THIS PLAN IS BASED ON INFORMATION PROVIDED BY THE CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREIN.
- THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE COMMITMENT PREPARED BY MID-STATE ABSTRACT COMPANY, AN AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. MS-157818, WITH A COMMITMENT DATE OF FEBRUARY 27, 2023, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, PART II:
  - SLOPE AND DRAINAGE RIGHTS OF THE STATE OF NEW JERSEY, AS SET FORTH IN DEED BOOK 1099 PAGE 262. (AS TO TRACT ONE) - BLANKET IN NATURE.
  - SLOPE AND DRAINAGE RIGHTS OF THE STATE OF NEW JERSEY, AS SET FORTH IN DEED BOOK 1099 PAGE 261. (AS TO TRACT ONE) - BLANKET IN NATURE.
  - SLOPE AND GRADING EASEMENT AS SET FORTH IN DEED BOOK 2708 PAGE 183. (AS TO TRACT ONE) - THE LOCATION OF ROAD WIDENING EASEMENT IS SHOWN. THE LOCATION OF GRADING EASEMENT CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
  - SUBJECT TO THE RIGHT OF THE STATE OF NEW JERSEY TO LIMIT ACCESS TO AND FROM THE LAND AND STATE HIGHWAY ROUTE 130, WHICH IT ADJUTS. (AS TO TRACT ONE) - BLANKET IN NATURE - STATE HIGHWAY ROUTE 130 SHOWN.
  - RESTRICTIONS AS CONTAINED IN DEED BOOK 15573 PAGE 762. (AS TO TRACT ONE) - NOT SURVEY RELATED.
  - RESTRICTIONS AS CONTAINED IN DEED BOOK 15573 PAGE 776. (AS TO TRACT ONE) - NOT SURVEY RELATED.
  - SLOPE AND GRADING EASEMENT AS SET FORTH IN DEED BOOK 2099 PAGE 414. (AS TO TRACT TWO) - THE LOCATION OF ROAD WIDENING EASEMENT IS SHOWN. THE LOCATION OF GRADING EASEMENT CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
- EXISTING FIRM BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN PER MAP 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 (KEYNETS).  
TEMPORARY BENCH MARKS SET:  
TBM-A: MANHOLE SET IN ASPHALT PAVEMENT AREA, ELEVATION= 104.83'  
TBM-B: DOCK SPIKE SET IN GRASS AREA, ELEVATION= 106.64'

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.
- THERE WERE NO SIGNIFICANT OBSERVATIONS OBSERVED AT THE TIME OF SURVEY.
- 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. 48-8-36.3) AND N.J.A.C. 13-49-5.1 (D).
- TOPOGRAPHY IS SHOWN ACROSS A PORTION OF LOT 1 PER CONTRACTUAL AGREEMENT.

**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 CRANBURY, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY:

**TRACT ONE**  
BEGINNING AT A POINT IN THE SOUTHERLY SIDE OF HALF ACRE ROAD, DISTANT 104.19 FEET EASTERLY FROM THE INTERSECTION OF THE PROLONGATION OF THE SAID SIDE LINE OF HALF ACRE ROAD WITH THE CENTERLINE OF NEW JERSEY STATE HIGHWAY ROUTE 130 AND RUNNING:

- ALONG THE SOUTHERLY SIDE LINE OF HALF ACRE ROAD, SOUTH 85 DEGREES 08 MINUTES 51 SECONDS EAST, 459.03 FEET TO A POINT;
- SOUTH 15 DEGREES 42 MINUTES 37 SECONDS WEST, 291.68 FEET TO A POINT;
- SOUTH 84 DEGREES 45 MINUTES 00 SECONDS EAST, 60.00 FEET TO A POINT;
- SOUTH 15 DEGREES 42 MINUTES 37 SECONDS WEST, 539.89 FEET TO A POINT;
- NORTH 69 DEGREES 37 MINUTES 00 SECONDS WEST, 467.09 FEET TO A POINT IN THE EASTERLY SIDE OF NEW JERSEY STATE HIGHWAY ROUTE 130;
- ALONG SAME, NORTH 08 DEGREES 16 MINUTES 49 SECONDS EAST, 254.39 FEET TO A POINT;
- STILL ALONG NEW JERSEY STATE HIGHWAY ROUTE 130, NORTH 08 DEGREES 24 MINUTES 50 SECONDS EAST, 301.72 FEET TO A POINT OF CURVE;
- NORTH 18 DEGREES 45 MINUTES 37 SECONDS EAST, 131.18 FEET TO A POINT;
- NORTH 70 DEGREES 37 MINUTES 47 SECONDS EAST, 24.32 FEET TO THE POINT AND PLACE OF BEGINNING. THE ABOVE DESCRIPTION WAS DRAWN IN ACCORDANCE WITH A SURVEY MADE BY DELCO LAND SURVEYING CORP., DATED APRIL 14, 1998.

FOR INFORMATION PURPOSES ONLY, BEING KNOWN AS A PORTION OF TAX LOT 1 IN TAX BLOCK 7 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF CRANBURY, MIDDLESEX COUNTY, STATE OF NJ. THE MAILING ADDRESS IS: 2678 ROUTE 130, CRANBURY, NJ 08912.

**TRACT TWO**  
BEGINNING AT A POINT IN THE SOUTHERLY LINE OF HALF ACRE ROAD, SAID POINT BEING DISTANT 484.15 FEET EASTERLY FROM THE INTERSECTION OF THE SOUTHERLY LINE OF HALF ACRE ROAD AND THE EASTERLY LINE OF NEW JERSEY STATE HIGHWAY ROUTE NO. 130 AND FROM SAID BEGINNING POINT RUNNING:

- SOUTH 15 DEGREES 42 MINUTES 00 SECONDS WEST, 289.30 FEET TO A POINT;
- SOUTH 84 DEGREES 45 MINUTES 13 SECONDS EAST, 60.00 TO A POINT IN THE LINE OF LAND KNOWN AS MAP OF BRANARD LAKE PARK;
- ALONG THE AFOREMENTIONED LAND, NORTH 15 DEGREES 42 MINUTES 37 SECONDS EAST, 289.67 FEET TO A POINT IN THE SOUTHERLY LINE OF HALF ACRE ROAD;
- ALONG THE SOUTHERLY LINE OF HALF ACRE ROAD, NORTH 85 DEGREES 08 MINUTES 13 SECONDS WEST, 60.07 FEET TO THE POINT AND PLACE OF BEGINNING.

FOR INFORMATION PURPOSES ONLY, BEING KNOWN AS TAX LOT 2 IN TAX BLOCK 7 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF CRANBURY, MIDDLESEX COUNTY, STATE OF NJ. THE MAILING ADDRESS IS: 2678 HALF ACRE ROAD, CRANBURY, NJ 08912.

THE LAND SHOWN ON THIS SURVEY IS THE SAME AS THAT DESCRIBED IN A TITLE REPORT PREPARED BY MID-STATE ABSTRACT COMPANY, AN AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. MS-157818, WITH A COMMITMENT DATE OF FEBRUARY 27, 2023.