



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

BEGINNING AT A POINT IN THE NORTHERLY SIDELINE OF GEORGETOWN-FRANKLIN TURNPIKE (SOMERSET COUNTY ROUTE 518), 66 FEET RIGHT-OF-WAY, SAID POINT BEARING ALONG SAID LINE, SOUTH SEVENTY-THREE DEGREES, FIFTY-THREE MINUTES, TWENTY SECONDS EAST (SO 73 DEGREES 53 MINUTES 20 SECONDS EAST), A DISTANCE OF TWO HUNDRED FIFTEEN AND EIGHTY-FOUR HUNDREDTHS FEET (215.84 FEET) FROM THE INTERSECTION OF SAID NORTHERLY SIDELINE OF GEORGETOWN-FRANKLIN TURNPIKE WITH THE EASTERLY SIDELINE OF U.S. HIGHWAY ROUTE 206, 66 FEET RIGHT-OF-WAY AND FROM SAID POINT OF BEGINNING, RUNNING:

- NOTE FOR INFORMATION ONLY: BEING LOT(S) 50, LOT 49, BLOCK 29002, TAX MAP OF THE TOWNSHIP OF MONTGOMERY, COUNTY OF SOMERSET, STATE OF NEW JERSEY.

1. THE LOT AND BLOCK NUMBERS SHOWN ARE BASED ON THE TAX MAP OF THE TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY, SHEET NO. 56.
2. HORIZONTAL DATUM = DEED BOOK 7209, PAGE 1562
3. VERTICAL DATUM = NAVD 83 (GEOID 1205), BASED ON GPS FIELD OBSERVATIONS PERFORMED BY DYNAMIC SURVEY ON JULY 11, 2022, UTILIZING THE LEICA RT CORRS NETWORK.
4. FIELD WORK PERFORMED BY DYNAMIC SURVEY ON JULY 11 & 12, 2022 AND AUGUST 10, 2022.
5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THE SURVEYED PROPERTY OR THE EXISTENCE OF EGRESS CONDITIONS AND/OR ENCROACHMENTS NOT DISCLOSED BY PUBLIC RECORD, IF ANY.
6. DYNAMIC SURVEY MAKES NO GUARANTEES THAT ALL UTILITIES ARE SHOWN AND ANY ADDITIONAL DESIGN ARE APPROXIMATE BASED ON MARKOUT UNLESS NOTED OTHERWISE. ALL UTILITIES MUST BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR TO ANY ADDITIONAL DESIGN, EXCAVATION OR CONSTRUCTION. CONSTRUCTION UTILITIES TOLL FREE 1-800-272-1000.
7. NOT ALL LOT LINES OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREIN HAVE BEEN SURVEYED AND ARE SHOWN AS A GRAPHICAL REPRESENTATION OF EXISTING LOT LINES BASED ON DEED, FIELD MAPS AND TAX MAP INFORMATION.
8. THIS SURVEY WAS PERFORMED BASED ON A TITLE COMMITMENT SUFFICIENT FOR THE COMMUNITY TITLE INSURANCE COMPANY, TITLE NUMBER: NCS-1075070-NL, EFFECTIVE COMMUNITY DATE: JUNE 25, 2020.
9. THIS PLAN RELIES UPON THE NOTED TITLE POLICY TO IDENTIFY ALL DOCUMENTS OF RECORD FOR RECORD IN CONNECTION TO THIS SURVEY.
10. BY GRAPHICAL PLOTTING THE PREMISES IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP NUMBER: 3403520244; COMMUNITY NAME: TOWNSHIP OF MONTGOMERY, TOWNSHIP SPACES: 100; COMMUNITY DATE: NOVEMBER 4, 2018.
11. NO WETLANDS DELINEATION MARKERS WERE OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY. THE EXISTENCE OF WETLANDS OR OPEN WATERS MAY BE REGULATED BY THE STATE OF NEW JERSEY AND/OR THE GOVERNMENT OF THE UNITED STATES IS NOT A PART OF THIS SURVEY.
12. TIDELANDS SUBJECT CERTIFICATE, TITLE COMMITMENT REFERENCE NCS-1075070-NL FOUND SUBJECT PROPERTY TO BE "UNCLAIMED". TIDELANDS MAP NUMBER: N/A.
13. THE OFFSETS SHOWN ON THIS PLAN SHALL NOT BE USED AS THE BASIS FOR THE CONSTRUCTION OF FENCES OR ANY OTHER PERMANENT STRUCTURES.
14. PARKING SPACE COUNT: 95 REGULAR SPACES, 5 HANDICAP SPACES, 100 TOTAL SPACES.
15. SUBJECT PROPERTY HAS DIRECT ACCESS TO WASHINGTON STREET (COUNTY ROUTE 518), PUBLIC RIGHT OF WAY.
16. PER CONTRACT AGREEMENT TREES OF SIZES 6" AND GREATER ARE SHOWN HEREIN.
17. SUBJECT PROPERTY WAS HEAVILY OVERGROWN AT THE TIME OF SURVEY.
18. NO EVIDENCE OF RECENT EARTH WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTION THE FIELDMARK.
19. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING DISTRICT OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY.

1. A PLAN ENTITLED "SURVEY FOR 10266 RT. 518 L.L. LOTS 49 & 50, BLOCK 29002," PREPARED BY ANTHONY J. SERENO, DATED NOVEMBER 1, 1919.
2. A PLAN ENTITLED "FINAL PLAN OF PROPERTY OF LONGBRIDGE BUILDERS, INC.," PREPARED BY VANCE NOTE-HAYNAP ASSOCIATES, DATED DECEMBER 16, 1963, AND REVISED THROUGH JANUARY 16, 1964, FILED IN THE SOMERSET COUNTY CLERKS OFFICE ON JAN. 9, 1962 AS MAP #966.
3. A PLAN ENTITLED "FINAL PLAN OF PROPERTY OF ROCK HILL REALTY CO.," PREPARED BY VANCE NOTE-HAYNAP ASSOCIATES, DATED DECEMBER 19, 1961 AND REVISED THROUGH 12/18/1961, FILED IN THE SOMERSET COUNTY CLERKS OFFICE ON JAN. 9, 1962 AS MAP #965.
4. A SET OF PLANS ENTITLED "PRELIMINARY AND FINAL SITE PLANS FOR PARK ROCKY 518 L.L. LOTS 49 & 50, BLOCK 29002, TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY," PREPARED BY KENDERIAN ZILINSKI, DATED 12/5/2007, LAST REVISED 6/6/2008.

1. DEED BOOK 7209, PAGE 1562 - LOT 50
2. DEED BOOK 5842, PAGE 2461 - LOT 46
3. DEED BOOK 7160, PAGE 191 - LOT 47
4. DEED BOOK 5016, PAGE 3379 - LOT 48
5. DEED BOOK 6512, PAGE 846 - LOT 36
6. DEED BOOK 7085, PAGE 2419 - LOT 37
7. DEED BOOK 1645, PAGE 208 - LOT 65

10. DEED OF EASEMENT AS CONTAINED DEED BOOK 1819, PAGE 95. (SANITARY EASEMENT SHOWN)

**A** CONCRETE CURB ALONG THE SOUTHERLY LINE OF TAX LOT 46  
ENCROACHES ONTO TAX LOT 50 BY 0.8'±.

PROPERTY LINES	UTILITY POLE	TRANSFORMER	EGRESS/INGRESS
OFF-SITE PROPERTY LINES	GUY WIRE	MONITORING WELL	METALFAD GAGE
EXISTING MAJOR CONTOUR & ELEVATION	SION	AIR PUMP	BORING LOCATION
EXISTING MINOR CONTOUR & ELEVATION	DOUBLE	EXISTING W/TE	TEST PIT LOCATION
EXISTING UNDERGROUND UTILITY LINES	W/TE	MAIL BOX	
APPROX. 10' DAST UNDERGROUND FIRE OPTIC LINES	W/TE	WATER METER	BOLLARD
APPROX. 10' DAST UNDERGROUND GAS LINES	W/TE	GAS VALVE	LIGHTED BOLLARD
APPROX. 10' DAST UNDERGROUND SANITARY SEWER (UNSEB.)	W/TE	GAS METER	POLE LIGHT
APPROX. 10' DAST UNDERGROUND SANITARY SEWER (UNSEB.)	W/TE	SHADING LIGHT	SHADE BOX
APPROX. 10' DAST UNDERGROUND WATER LINES	W/TE	ELECTRIC BOX	
EXISTING BARRIAGE FENCE	ROUND INLET	WELL	COBRA LIGHT POLE
EXISTING BOARD FENCE	YARD INLET	CLEAN OUT	
EXISTING CHAIN LINK FENCE	MANHOLE	WATER SHUT OFF VALVE	TRAFFIC LIGHT
EXISTING POST AND RAIL FENCE	FLARED END SECTION	DECOUSION STOP	EXCEPTION
EXISTING STOCKING FENCE	HEADWALL	TELEPHONE BOX	PARKING STALL COUNT
EXISTING W/TE FENCE	DECOUSION STOP	W/TE UNKNOWIN	
EXISTING EDGE OF WATER	DEGREEN TREE		
EXISTING METALDS LINES	SHRUB		
EXISTING SANITARY SEWER			
EXISTING STORM SEWER			



TO: ARCO/MURRAY  
FIRST AMERICAN TITLE INSURANCE COMPANY

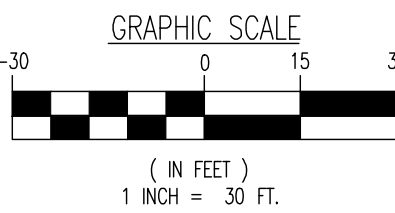
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 13, 16, & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 10, 2022.

DATE OF PLAT OR MAP: AUGUST 11, 2022.

Craig Black  
PROFESSIONAL ENGINEER AND LAND SURVEYOR  
N.J. LICENSE NO. 24GB04257400

[illegible]

(MR)	MAP REFERENCE	BENCHMARK
(DR)	DEED REFERENCE	□ CONC. MONUMENT FND
(S)	SURVEY	□ CONC. MONUMENT SET
(BOS)	BOTTOM OF STRUCTURE	• I.P. / I.B. FND
(TOS)	TOP OF STRUCTURE	• I.P. / I.B. SET
(AKA)	ALSO KNOWN AS	□ STAKE FND
(FKA)	FORMERLY KNOWN AS	□ STAKE SET
(C/L)	CENTERLINE	□ PK NAIL FND
X 0.00	SPOT ELEVATIONS	□ PK NAIL SET
X G 0.00	GUTTER ELEV.	• DRILL HOLE FND
X TC 0.00	TOP OF CURB ELEV.	• DRILL HOLE SET
X FF 0.00	FINISH FLOOR ELEV.	• SURVEY STONE FND
X GR 0.00	GARAGE FLOOR ELEV.	• SURVEY CAP FND
X BM 0.00	BOTTOM OF WALL ELEV.	• CROSS CUT FOUND
X TM 0.00	TOP OF WALL ELEV.	• CROSS CUT SET
X SW 0.00	WATER SURFACE ELEV.	P.O.B. POINT OF BEGINNING



BOUNDARY & TOPOGRAPHIC SURVEY • FINAL SURVEYS  
HYDROGRAPHIC SURVEY • CONSTRUCTION STAKEOUT  
ALTA/NSPS LAND TITLE • FOUNDATION LOCATION

**1904 Main Street, Lake Como, NJ 07719**  
T: 732.974.0198 | F: 732.974.3521

**Offices conveniently located at:**  
Lakewood, New Jersey • T: 732.974.0998

Chennai, New Jersey • T: 908.899.3229  
 Newark, New Jersey • T: 973.755.7200  
 Torrance, New Jersey • T: 732.678.0000  
 Newtown, Pennsylvania • T: 267.685.2276  
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 Bethlehem, Pennsylvania • T: 610.595.4400  
 Allen, Texas • T: 972.534.2100  
 Houston, Texas • T: 281.789.6400  
 Austin, Texas • T: 512.646.2646  
 Delray Beach, Florida • T: 561.921.8570

New Jersey Certificate of Authorization No. 24GA28228800

[www.dynamicec.com](http://www.dynamicec.com)

PROJECT:

ARCO/MURRAY

BLOCK 29002, LOT 50 & XLOT 49  
1026 COUNTY ROUTE 518  
MONTGOMERY TOWNSHIP,  
SOMERSET COUNTY, NEW JERSEY

CRAIG BLACK

*Craig Blum*  
PROFESSIONAL ENGINEER &  
LAND SURVEYOR  
NEW JERSEY LICENSE No. 24GB04257400

Only copies of the original survey with an original land surveyor's embossed seal shall be considered to be valid copies. Signatures and embossed seal signify that this certification was prepared in accordance with the existing code of practice adopted by the NJ State Board of Professional Engineers and Land Surveyors. Certifications indicated herein shall run only to the person for whom the certification is prepared, and on his behalf to the title company, governmental agency and lending institution listed herein. Certifications are not transferable to additional institutions or subsequent owners. Unauthorized addition or omission to a certification bearing a licensed land surveyor's seal is illegal and punishable by law. Property subject to documents of record.

TITLE:  
ALTA/NSPS LAND  
TITLE SURVEY

PROJECT No: 2334-22-01461	SCALE: 1"=30'	DATE: 8/11/2022
DRAWN BY: STC	FIELD BY: TJP	CHECKED BY: BVT

SHEET No: **1** OF 1