

## FLOOD ZONE LEGEND

DENOTES: ZONE X OTHER AREA Area determined to be outside the 0.2% annual chance floodplain.

DENOTES: ZONE X OTHER FLOOD AREA Area of 0.2% annual chance flood; area of 1% annual chance flood with average depths of less then 1 foot or with drainage areas less then 1 square mile; and areas protected by levees from 1% annual chance flood.

ZONE X

DENOTES: FLOODWAY AREA IN THE ZONE AE the floodway is in the channel of a stream plus any adjacent floodplain areas that must be kept free of

DENOTES: SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE ELOOD The 1% annual chance flood (100-year flood), also know as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. the Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, AND VE

The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

encroachments so that the 1% annual chance flood can be carried without substantial increases in flood height.

## I. THIS SURVEY AND PLAN IS BASED UPON THE FOLLOWING DATA AND/OR EXCEPTIONS:

INFORMATION OF FACT a) DEED OF RECORD DEED BOOK 6245 PAGE 1398 & c b) FILED MAP

> BLOCK 21, LOTS 1, 2, 3, 4, 5, & 26 BLOCK 30, LOTS 1, 2, 3, 4, 5, 6, & 7 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPAN KENSINGTON VANGUARD NATIONAL LAND SERVICES COMPANY TITLE NO. 831685(O-NJ-CR-H EFFECTIVE DATE DECEMBER 9, 2016

BY TRENTON ENGINEERING CI. INC.

EXCEPTIONS (SCHEDULE B-II):

PREMISES IN QUESTION.

PAGE 893 (NOT PLOTTABLE).

GEODETIC MONUMENT NUMBER 12F3.

VERIFIED BY LOI FILE #1104-04-0002.1

BY GPS OBSERVATIONS AND CONVENTIONAL PLANE SURVEYING METHODS.

SUPPLEMENTED BY MASER CONSULTING. P.A. FIELD PERSONNEL THRU MAY 15, 2017.

PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 13:40-5.1(d).

SEPTEMBER 22, 2004 AND REVISED THROUGH MAY 1, 2008.

d. A MAP ENTITLED: "PLAN OF SURVEY FOR NORTH AMERICAN PHILIPS LIGHTING CORP. IN BOROUGH OF

HIGHTSTOWN, MERCER CO., N.J." DATED JUNE 16, 1980 AND REVISED THROUGH TRENTON ENGINEERING CO., INC.

e. A MAP ENTITLED: "PLAN OF SURVEY FOR CIARCO - FRASCIELLO PARTNERSHIP LOT 27, BLOCK 21, LOT 11, BLOCI

& 10 BLOCK 30 AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 & 26 BLOCK 21 SITUATE IN BOROUGH OF

5. SUBJECT TO RIGHT OF WAY AGREEMENT TO JERSEY CENTRAL AND POWER AND LIGHT COMPANY AS

2132 PAGE 512 & c. (AS SHOWN) DEED BOOK 3177 PAGE 164 & c., AND DEED BOOK E PAGE 583.

6. SUBJECT TO A RESERVATION AS CONTAINED IN DEED BOOK 379 PAGE 185 & c. (NOT PLOTTABLE)

ENGINEERING GROUP, LLC DATED JULY 21, 2009 AND REVISED THROUGH MAY 13, 2014.

OWN, MERCER COUNTY, NEW JERSEY" PREPARED BY MASER CONSULTING P.A. DATED

g. A MAP ENTITLED "SANITARY SEWERAGE FACILITIES MAP NO. 91, PREPARED FOR HIGHTSTOWN BOROUGH SITUATE

IN HIGHTSTOWN BOROUGH, MERCER COUNTY, NEW IERSEY, NIDPDES PERMIT #NI0029475" PREPARED BY ROBERTS

CONTAINED IN DEED BOOK 774 PAGE 363 & c. (NOT PLOTTABLE). A RIGHT OF WAY AGREEMENT AS CONTAINED IN DEED BOOK 1259 PAGE 334 & c. (NOT APPLICABLE). RIGHT OF WAY AGREEMENT AS CONTAINED

IN DEED BOOK 1597 PAGE 98 & c. (NOT PLOTTABLE), DEED BOOK 1850 PAGE 51 & c.(NOT APPLICABLE), DEED BOOK 1863 PAGE 166 & c. (NOT PLOTTABLE), DEED BOOK 1993 PAGE 801 & c. (NOT PLOTTABLE), DEED BOOK

7. SUBJECT TO A STREAM ENCROACHMENT AS CONTAINED IN DEED BOOK 2151 PAGE 986 & c. (NOT PLOTTABLE).

8. FLOODING AND DRAINAGE RIGHTS IN AND TO ROCKY BROOK RUNNING ALONG OR THROUGH THE

9. RIGHTS, PUBLIC AND PRIVATE, IN THAT PART OF SUBJECT PREMISES WITHIN THE LINE OF MECHANIC STREET.

10. DECLARATION OF RESTRICTIONS AS CONTAINED IN DEED BOOK 2938 PAGE 262 & c. AND DEED BOOK 6167

SPECIFIC TO THIS PROJECT:
THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (N.J.S.P.C.S.) WAS ESTABLISHED AT THE PROJECT SITE BASED ON

THIS PLAN IS BASED ON THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (NJSPCS) NAD 1983 (1996) AS SURVEYED

THE TOPOGRAPHIC FEATURES SHOWN HEREON WERE COMPILED FROM AN AERIAL SURVEY PREPARED BY NOR EAST

TEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF TOXIC WASTE IS PORTRAYED HEREON. IT IS IN THE

THE ELEVATIONS SHOWN HEREON ARE RELATIVE TO NAVO 1988 ADJUSTMENT AND ARE BASED ON NEW JERSEY

MAPPING. FROM PHOTOGRAPHY DATED APRIL 15, 2004, WHICH WAS BASED ON GPS OBSERVATIONS AND

8. TOXIC WASTE: THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OR

NON-EXISTENCE OF TOXIC WASTES. THEREFORE IT SHOULD NOT BE ASSUMED OR CONSTRUED THAT ANY

BEST INTEREST OF THE CLIENT TO PURSUE THIS MATTER AS A SEPARATE CONCERN APART FROM THIS SURVEY.

9. WAIVER: OF SETTING CORNER MARKERS OBTAINED FROM THE ULTIMATE USER, PURSUANT TO THE BOARD OF

II. WETLANDS LINE AS PER MAP OR PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR GREYSTONE CAPITAL

PARTNERS, LLC LOTS 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12 & 13 BLOCK 30, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 & 26 BLOCK 21, SITUATED IN BOROUGH OF HIGHTSTOWN, MERCER COUNTY, NEW JERSEY". PREPARED BY MASER CONSULTING

P.A. DATED SEPTEMBER 22, 2004, LAST REVISED DECEMBER 21, 2004. WETLANDS REESTABLISHED BASED ON BOUNDARY

10. <u>CAUTION:</u> IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.

gps observations using national geodetic survéy monúment 12f3 nad 1983 (1996) as á base station.

21.01 AND LOT 8.01, BLOCK 23, BOROUGH OF HIGHTSTOWN, MERCER COUNTY, NEW JERSEY" DATED SEPTEMBER 25, 1990 AND REVISED THROUGH JULY 8, 1994, AND PREPARED BY MASER SOSINSKI & ASSOCIATES, P.A.

A MAP ENTITLED: "ALTA/ACSM LAND TITLE SURVEY FOR GREYSTONE CAPITAL PARTNERS, LLC LOTS I, 2, 3, 4, 5,6, 7,

d) TAX MAP SHEET NO. 9 \_\_\_ SEE NOTE NO. 5

2. CERTIFIED TO: MRW ANNUITY TRUST I

c) TITLE SEARCH/BINDER

THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOW! FDGE AND BELIEF THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED JUNE 14, 2004 UPDATED MAY 15, 2017 BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAI ENGINEERS AND LAND SURVEYORS". THE INFORMATION DEPICTED HEREON, CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, OTHERWISE DISCLOSED BY ANY AFOREMENTIONED DATA LISTED ABOVE.

- IF ANY BELOW THE SURFACE AND NOT VISIBLE. ACCORDINGLY THE UNDERSIGNED PROFESSIONAL IS NOT RESPONSIBLE FOR THE PRESENCE OF UNDERGROUND UTILITIES OR STRUCTURES, IF SAME ARE NOT VISIBLE OR A. THIS MAP OR PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY;
- B. EXCEPT AS SHOWN, THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE SUBJECT PROPERTY AS SHOWN ON THIS MAP OR PLAT AND AS DESCRIBED IN THE LEGAL DESCRIPTION OF RECORD; C. THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS MAP OR PLAT FORM A MATHEMATICALLY CLOSED FIGURE
- D. THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF AL OINING PARCELS, ROADS, HIGHWAYS, STREETS OR ALLEYS AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD;
- E. ALL UTILITIES (INCLUDING WATER, GAS, ELECTRICITY, SANITARY SEWER AND STORM SEWER) SERVING SAID EMISES ARE INSTALLED TO THE BOUNDARY LINES OF SAID PREMISES THROUGH PRIVATE EASEMENTS AS DESCRIBED ON THE SURVEY OR DEDICATED PUBLIC RIGHTS OF WAY;

E A PORTION OF THE SURJECT PROPERTY IS LOCATED WITHIN A FLOOD ZONE BY THE FEDERAL EMERGENCY

MANAGEMENT AGENCY, ON FLOOD INSURANCE MAP NO. 3402 I CO 169F WITH AN EFFECTIVE DATE. OF IULY 20.

2016, FOR COMMUNITY NO. 34021, IN MERCER COUNTY, STATE OF NEW JERSEY, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. R. THIS SURVEY AND PLAN IS MADE FOR AND CERTIFIED TO THE PARTIES NAMED HEREON FOR THE PURPOSE(S) STATED NO OTHER PURPOSE IS INTENDED NOR IMPLIED. THE UNDERSIGNED PROFESSIONAL IS NEITHER RESPONSIBLE NOR LIABLE FOR THE USE OF THIS PLAN BEYOND ITS INTENDED PURPOSE. 4. THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL'S KNOWLEDGE, INFORMATION, AND BELIEF, AND IN ACCORDANCE WITH THE COMMONLY ACCEPTED PROCEDURE NSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR

GUARANTEE EITHER EXPRESSED OR IMPLIED

MAP REFERENCES:
a. BOUNDARY AND TOPOGRAPHIC SURVEY FOR CCL LABEL, LOTS 3, 4, 5, 6, 7, 8 & 11, BLOCK 21.01, SITUATE IN, BOROUGH OF HIGHTSTOWN, MERCER COUNTY, NEW JERSEY" DATED APRIL 18, 2003 AND PREPARED BY MASER

b. PLAN OF SURVEY FOR V.P. REALTY CO. LOCATED AT LOTS I-14 & 26, BLOCK 21 LOTS I-7, BLOCK 30, BOROUGH OF HIGHTSTOWN, MERCER COUNTY, N.I." DATED IANUARY 23, 1989 AND PREPARED BY THOMAS A. HARRIS.

#### **DESCRIPTION OF PROPERTY** DTS 1-14, 20, 21 & 26 BLOCK 21 5. MAP REFERENCES CONTINUED: OTS 1-7 & 10-13 BLOCK 30 c. A MAP ENTITLED: "PLAN OF SURVEY FOR NORTH AMERICAN PHILIPS LIGHTING CORP, IN BOROUGH OF STOWN, MERCER COUNTY, N.J." DATED JUNE 16, 1980 AND REVISED THROUGH JULY 18, 1980 AND PREPARED

MERCER COUNTY, N ALL THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND SITUATE, LYING AND BEING IN THE BOROUGH OF HIGHTSTOWN, IN THE COUNTY OF MERCER AND THE STATE OF NEW JERSEY, AND BEING ALL OF LOTS I THROUGH 14, 20. 21 & 26. BLOCK 21 AND LOTS I THROUGH 7 & 10 THROUGH 13. BLOCK 30. AS SHOWN ON A MAP NTITLED "ALTA/NSPS LAND TITLE SURVEY FOR BLOCK 21, LOTS 1-14, 20 & 26; BLOCK 30, LOTS 1-13, BORO. OF HIGHTSTOWN, MERCER COUNTY, NEW IERSEY", PREPARED BY MASER CONSULTING P.A., DATED IANUARY 19, 2017 AND REVISED THROUGH AUGUST 10, 2020, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO

#### BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF BANK STREET, (45 FOOT WIDE RIGHT OF WAY). DISTANT 22.5 FEET MEASURED SOUTHWARDLY FROM AND AT RIGHT ANGLES TO THE CENTERLINE THEREOF. WITH THE EASTERLY RIGHT OF WAY LINE OF NORTH ACADEMY STREET, (45 FOOT WIDE RIGHT OF WAY), DISTANT 22 FEET MEASURED EASTWARDLY FROM AND AT RIGHT ANGLES TO THE CENTERLINE THEREOF, AND RUNNING; THENCE

- I. S 76°35'19" E, 918.43 FEET, ALONG THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF BANK STREET, TO THE WESTERLY RIGHT OF WAY LINE OF MECHANIC STREET (50 FOOT WIDE RIGHT OF WAY); THENCE -2. \$\sigma^32'03" W, \text{180.95} FEET, ALONG THE AFORESAID WESTERLY RIGHT OF WAY LINE OF MECHANIC STREET, TO THE
- 3. S 72°20'20" E, 50.13 FEET, ALONG THE AFORESAID SOUTHERLY TERMINUS OF MECHANIC STREET, TO THE EASTERLY 4. N 13°32'03" E, 184.66 FEET, ALONG THE AFORESAID EASTERLY RIGHT OF WAY LINE OF MECHANIC STREET, TO THE
- AFORESAID SOUTHERLY RIGHT OF WAY LINE OF BANK STREET; THENCE-5. S 76°35'19" E, 167.00 FEET, ALONG THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF BANK STREET, TO THE COMMON LINE BETWEEN LOTS 7 & 8, BLOCK 30; THENCE -6. \$14°54'08" W, \$119.82 FEET, ALONG THE AFORESAID COMMON LINE BETWEEN LOTS 7 & 8, BLOCK 30, TO THE
- COMMON LINE BETWEEN LOTS 9 & 10, BLOCK 30; THENCE -7. \$75°05'52" E, 97.67 FEET, ALONG THE AFORESAID COMMON LINE BETWEEN LOTS 9 & 10, BLOCK 30, TO THE WESTERLY RIGHT OF WAY LINE OF NORTH MAIN STREET (A.K.A. C.R.539) (VARIABLE WIDTH RIGHT OF WAY); THE FOLLOWING FOUR (2) COURSES RUNNING ALONG THE AFORESAID WESTERLY RIGHT OF WAY LINE OF NORTH
- 8. S 13°24'41" W, 73.87 FEET; THENCE -9. S 15°49'41" W, 215.58 FEET, TO THE COMMON LINE BETWEEN LOTS 13 & 14, BLOCK 30; THENCE -
- 10. N 74°10'19" W, 1.60 FEET, ALONG THE AFORESAID COMMON LINE BETWEEN LOTS 13 & 14, BLOCK 30, TO AN ANGLE 11. S 53°15'19" W, 85.82 FEET, STILL ALONG THE AFORESAID COMMON LINE BETWEEN LOTS 13 & 14, BLOCK 30, AND
- BEYOND, THROUGH A PORTION OF ROCKY BROOK, TO A POINT IN THE SAME; THENCE -12. N 46°27'11" W, 79.61 FEET, STILL THROUGH A PORTION OF ROCKY BROOK, AND BEYOND, ALONG THE COMMON LINE BETWEEN LOT 13, BLOCK 30 AND LOT 11.01, BLOCK 21.01; THENCE -
- INE BETWEEN LOT 13, BLOCK 30 AND LOT 11.01, BLOCK 21.01, AND BEYOND, ALONG THE COMMON LINE BETWEEN LOT I, BLOCK 30 AND SAID LOT I I.01, BLOCK 21.01; THENCE -THE FOLLOWING FIVE (5) COURSES RUNNING THROUGH A PORTION OF ROCKY BROOK AND ALONG THE AFORESAID

13. N 46°05'11" W. 95.20 FEET, STILL THROUGH A PORTION OF ROCKY BROOK AND ALONG THE AFORESAID COMMON

- COMMON LINE BETWEEN LOT I, BLOCK 30 AND LOT I I.01, BLOCK 21.01: 14. N 43°13'11" W, 80.00 FEET; THENCE -
- 15. N 45°41'11" W, 92.00 FEET; THENCE -
- 16. N 48°34'11" W, 167.26 FEET; THENCE -17. N 43°56'01" W, 11.81 FEET; THENCE -
- 18. N 48°35'48" W, 3.86 FEET, TO THE COMMON LINE BETWEEN LOT 26, BLOCK 21 AND THE AFORESAID LOT 11.01,

- 21. S 19°51'29" W. 153.29 FEET, ALONG THE AFORESAID COMMON LINE BETWEEN LOT 26. BLOCK 21 AND LOT 11.01. BLOCK 21.01, TO THE COMMON LINE BETWEEN LOT 27, BLOCK 20 AND SAID LOT 26, BLOCK 21; THENCE -THE FOLLOWING TWO (2) COURSES RUNNING ALONG THE AFORESAID COMMON LINE BETWEEN LOT 27, BLOCK 20 AND LOT 26, BLOCK 21:
- 23. N 76°41'14" W, 251.33 FEET, AND BEYOND, ALONG THE COMMON LINE BETWEEN LOT 29, BLOCK 20 AND THE AFORESAID LOT 26, BLOCK 21, TO THE COMMON LINE BETWEEN LOT 22, BLOCK 20 AND SAID LOT 26, BLOCK 21, SAID POINT BEING MARKED BY A 1" IRON PIPE FOUND; THENCE -

 $24. \ \ N \ I4°24'4I'' \ E, \ I47.9I \ FEET, \ ALONG \ THE \ AFORESAID \ COMMON \ LINE \ BETWEEN \ LOT \ 22, \ BLOCK \ 20 \ AND \ LOT \ 26,$ 

BLOCK 21, TO THE COMMON LINE BETWEEN LOT 2, BLOCK 21 AND SAID LOT 22, BLOCK 20; THENCE 25. S 85°32'21" W, 422.97 FEET, ALONG THE COMMON LINE BETWEEN LOTS 2, 20, & 14, BLOCK 21 AND LOTS 22, 21, 19 & 15, BLOCK 20, TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF NORTH ACADEMY STREET; THENCE -26. N 09°27′21″ E, 344.99 FEET, ALONG THE AFORESAID EASTERLY RIGHT OF WAY LINE OF NORTH ACADEMY STREET; TO THE POINT AND PLACE OF BEGINNING.

CONTAINING: 392,547 SQUARE FEET OR 9.012 ACRES OF LAND, MORE OR LESS.

### VESTING DEED DEED BOOK 6245, PAGE 1397 & **DESCRIPTION OF PROPERTY** TS 1, 2, 3, 4, 5 & 26, BLOCK 2

TRACT TWO: BEING KNOWN AS LOTS 4, 5, 6, & 7 BLOCK 30 AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

- SHOWN ON THE AFORESAID OFFICIAL TAX MAP, THENCE THE AFORESAID SOUTHEASTERLY LINE OF MECHANIC STREET, THENCE

- PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE POINT IN THE SOUTHWESTERLY LINE OF BANK STREET (45.00' R.O.W.), SAID LINE BEING DISTANT 22.50 FEET MEASURED SOUTHWESTWARDLY FROM AND AT RIGHT ANGLES TO THE CENTERLINE THEREOF, SAID POINT HAVING A NEW JERSEY STATE PLANE COORDINATE OF N 524,112.0916, E 484,931.8227, SAID POINT BEING THE FOLLOWING BEARING AND DISTANCE MEASURED SOUTHEASTWARDLY FROM THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF NORTH ACADEMY STREET (45.00' R.O.W.), SAID POINT BEING DISTANT 22.50 FEET MEASURED SOUTHEASTWARDLY FROM AND AT RIGHT ANGLES TO THE CENTERLINE THEREOF, WITH THE SAID SOUTHWESTERLY LINE OF BANK STREET, S 76° 35' I9" E, 200.37 FEET, AND RUNNING THENCE
- 1. S 76° 35' 19" E, 718.06 FEET, ALONG THE AFORESAID SOUTHWESTERLY LINE OF BANK STREET, TO A POINT IN THE
- 2. S 13° 32' 03" W, 180.95 FEET, ALONG THE AFORESAID NORTHWESTERLY LINE OF MECHANIC STREET TO A POINT IN THE SOUTHWESTERLY TERMINUS OF SAID MECHANIC STREET, THENCE 3. S 72° 20' 20" E, 25.06 FEET, ALONG THE AFORESAID SOUTHWESTERLY TERMINUS OF MECHANIC STREET TO A POINT IN THE NORTHWESTERLY LINE OF LOT 12, BLOCK 30, SAID LOT AS SHOWN ON THE AFORESAID OFFICIAL TAX MAP,

4. S I3° 24' I5" W. I I2.55 FEET, ALONG THE AFORESAID NORTHWESTERLY LINE OF LOT I2. BLOCK 30. TO A POINT IN SOUTHWESTERLY LINE OF SAID LOT 12, BLOCK 30, SAID POINT HAVING A NEW JERSEY STATE PLANE COORDINATE OF N 523,652.5363, E 485,585.7462, THENCE -5. S 76° 35' 45" E, 88.11 FEET, ALONG THE AFORESAID SOUTHWESTERLY LINE OF LOT 12, BLOCK 30, TO A POINT IN THE northwesterly line of lot 13, block 30, said lot as shown on the aforesaid official tax map,

6. S 17° 09' 15" W, 100.59 FEET, ALONG THE AFORESAID NORTHWESTERLY LINE OF LOT 13, BLOCK 30, TO A POINT IN THE NORTHEASTERLY LINE OF LOT 11, BLOCK 21.01, SAID NORTHEASTERLY LINE ALSO BEING THE EXISTING CENTERLINE OF ROCKY BROOK, SAID LOT AS SHOWN ON THE AFORESAID OFFICIAL TAX MAP, THENCE -7. N 46° 05' 11" W. 13.00 FEET. ALONG THE AFORESAID NORTHEASTERLY LINE OF LOT 11. BLOCK 21.01. SAID NORTHEASTERLY LINE ALSO BEING THE EXISTING CENTERLINE OF ROCKY BROOK, TO AN ANGLE POINT, THENCE -8. N. 43° 13' 11" W. 80.00 FFFT. STILL ALONG THE AFORESAID NORTHEASTERLY LINE OF LOT 11. BLOCK 21.01 SAID NORTHEASTERLY LINE ALSO BEING THE EXISTING CENTERLINE OF ROCKY BROOK, TO AN ANGLE POINT, THENCE 9. N 45° 41' II" W, 92.00 FEET, STILL ALONG THE AFORESAID NORTHEASTERLY LINE OF LOT II, BLOCK 21.01, SAID NORTHEASTERLY LINE ALSO BEING THE EXISTING CENTERLINE OF ROCKY BROOK, TO AN ANGLE POINT, THENCE 10. N 48° 34' 11" W, 167.26 FEET, STILL ALONG THE AFORESAID NORTHEASTERLY LINE OF LOT 11, BLOCK 21.01, SAID NORTHEASTERLY LINE ALSO BEING THE EXISTING CENTERLINE OF ROCKY BROOK, TO AN ANGLE POINT, THENCE -II. N 48° 35' 48" W, 3.86 FEET, STILL ALONG THE AFORESAID NORTHEASTERLY LINE OF LOT II, BLOCK 21.01, SAID NORTHEASTERLY LINE ALSO BEING THE EXISTING CENTERLINE OF ROCKY BROOK, TO AN ANGLE POINT, THENCE -12 N 43° 56' 01" W LLRI FFFT STILL ALONG THE AFORESAID NORTHFASTERLY LINE OF LOT LL BLOCK 21.01 SAIL NORTHEASTERLY LINE ALSO BEING THE EXISTING CENTERLINE OF ROCKY BROOK, TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 11, BLOCK 21.01, THENCE -13. S 19° 51' 29" W, 153.29 FEET, STILL ALONG THE AFORESAID NORTHWESTERLY LINE OF LOT 11, BLOCK 21.01, TO A POINT IN THE NORTHEASTERLY LINE OF LOT 27, BLOCK 21, SAID LOT AS SHOWN THE AFORESAID OFFICIAL TAX MAP, AND RUNNING THENCE -14. N 70° 08' 31" W, 14.41 FEET, ALONG THE AFORESAID NORTHEASTERLY LINE OF LOT 27, BLOCK 21, TO A ANGLE POINT, THENCE -BEYOND, ALONG THE NORTHEASTERLY LINE OF LOT 29, BLOCK 21, TO A POINT IN THE SOUTHEASTERLY LINE OF OT 22, BLOCK 21, SAID POINT BEING MARKED BY A 1" IRON PIPE FOUND, SAID POINT HAVING A NEW JERSEY TATE PLANE COORDINATE OF N 523,707.9007, E 485,065.1161, SAID LOT AS SHOWN ON THE AFORESAID OFFICIAL

16. N 14° 24' 41" E. 147.91 FEET. ALONG THE AFORESAID SOUTHEASTERLY LINE OF LOT 22. BLOCK 21.TO A POINT IN THE EASTERLY LINE OF SAID LOT 22, BLOCK 21, SAID POINT HAVING A NEW JERSEY STATE PLANE COORDINATE OF N 523,851.1566, E 485,101.9281, THENCE 17. S 85° 32' 21" W, 68.00 FEET, ALONG THE AFORESAID NORTHEASTERLY LINE OF LOT 22, BLOCK 21, TO A POINT IN THE ASTERLY LINE OF SAID LOT 20, BLOCK 21, SAID POINT BEING MARKED BY A P.K. FOUND, SAID LOT AS SHOWN ON THE AFORESAID MAP ABOUT TO BE FILED, THENCE-18. N 09° 27' 21" E, 5.15 FEET, ALONG THE AFORESAID EASTERLY LINE OF LOT 20, BLOCK 21, TO A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 20, BLOCK 21, THENCE-

19. S 85° 32' 21" W, 148.81 FEET, ALONG THE AFORESAID NORTHEASTERLY LINE OF LOT 20, BLOCK 21, TO A POINT IN THE SOUTHEASTERLY LINE OF LOT 6, BLOCK 21, SAID LOT AS SHOWN ON THE AFORESAID OFFICIAL TAX MAP, 20.N 09° 24' 41" E, 276.44 FEET, ALONG THE AFORESAID SOUTHEASTERLY LINE OF LOT 6, BLOCK 21, TO THE POINT AND CONTAINING: 220,586.0 SQUARE FEET OF LAND MORE OR LESS/OR 5.064 ACRES OF LAND MORE OR LESS.

FRACT ONE: BEING KNOWN AS LOTS 1. 2, 3, 4, 5, 20, & 26 BLOCK 21 AND LOTS 1, 2, & 3, BLOCK 30 AND BEING MORE

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disclosed, distributed or relied upon for any other purpose with the express written consent of Maser Consulting, P.A. (CAVATORS, DESIGNERS, OR ANY PERSO PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE Call before you dig. FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW CALLS I L COM

■ TEXAS

TENNESSEE

MRW ANNUITY TRUST I THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND TI (b)(1), 8, 9, 13 & 14, 16, 17 & 18 OF TABLE A THEREOF ERIC V. WILDE NEW JERSEY PROFESSIONAL AND SURVEYOR - LICENSE NUMBER: GS432 ALTA/NSPS LAND TITLE SURVEY **FOR** BLOCK 21, LOTS 1-14, 20, 21 & 26 BLOCK 30, LOTS 1-7 & 10-13 BORO. OF HIGHTSTOWN MERCER COUNTY **NEW JERSEY** 331 Newman Springs Road Suite 203

Red Bank, NJ 07701 Phone: 732.383.1950 Fax: 732.383.1984

V-SURV-ALTA-NSPS-2020

ALTA/NSPS LAND TITLE SURVEY

# OTS 1, 2, 3, 4, 5, 6 & 7 BLOCK BOROUGH OF HIGHTSTOWN, MERCER COUNTY, N.

BEGINNING AT THE POINT OF INTERSECTION THE SOUTHEASTERLY LINE OF MECHANIC STREET (50.00' R.O.W.), SAID POINT BEING DISTANT 22.50 FEET MEASURED SOUTHEASTWARDLY FROM AND AT RIGHT ANGLES TO THE CENTERLINE THEREOF, WITH THE SOUTHWESTERLY LINE OF BANK STREET (45.00' R.O.W.) SAID LINE BEING DISTANT 22.50 FEET MEASURED SOUTHWESTWARDLY FROM AND AT RIGHT ANGLES TO THE CENTERLINE THEREOF, THENCE -I. S 76° 35' 18" E, 167.00 FEET, ALONG THE AFORESAID SOUTHWESTERLY LINE OF BANK STREET, TO A POINT IN THE Orthwesterly line of Lot 8, block 30, said point having a new Jersey state plane coordinate of n 523,895.2150 E 485,841.3776, SAID LOT AS SHOWN ON THE AFORESAID OFFICIAL TAX MAP, THENCE -

2. S 14° 54' 08" W, 119.82 FEET, ALONG THE AFORESAID NORTHWESTERLY LINE OF LOT 8. BLOCK 30, AND BEYOND ALONG THE NORTHWESTERLY LINE OF LOT 9, BLOCK 30, TO A POINT IN THE NORTHEASTERLY LINE LOT 10, BLOCK 30, SAID POINT HAVING A NEW JERSEY STATE PLANE COORDINATE OF N 523,779.4244 E 485,810.5635, SAID LOTS AS 3. N  $72^{\circ}$  23' 46" W, 164.55 FEET, ALONG THE AFORESAID NORTHEASTERLY LINE OF LOT 10. BLOCK 30, TO A POINT IN 4. N I 3° 32' 03" E, 107.75 FEET, ALONG THE AFORESAID SOUTHEASTERLY LINE OF MECHANIC STREET, TO THE POINT AND PLACE OF BEGINNING.

CONTAINING: 18,844,2 SOUARE FEET OF LAND MORE OR LESS/OR 0,433 ACRES OF LAND MORE OR LESS.

