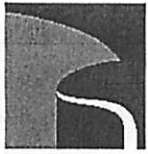


# **EXHIBIT A**



**Roberts**  
ENGINEERING GROUP LLC  
*Women Business Enterprise Certified*

1670 Whitehorse-Hamilton Square Rd.  
Hamilton, New Jersey 08620  
609-586-1141 fax 609-586-1143  
www.RobertsEngineeringGroup.com

September 7, 2021

Legal Description of a Right of Way Easement located on Lot-1, Block-57, in the Borough of Hightstown, Mercer County, New Jersey.

Beginning at the point of intersection of the southerly right of way line of Morrison Avenue (45.00 foot ROW) and the northerly right of way line of Railroad Avenue (35.00 foot ROW) and running; thence

1. South  $71^{\circ}55'40''$  West, along the northerly line of Railroad Avenue, a distance of 11.33 feet to a point; thence
2. North  $10^{\circ}00'00''$  East, through Lot-1, Block-57, a distance of 5.33 feet to a point on the southerly right of way line of the aforementioned Morrison Avenue; thence
3. South  $80^{\circ}00'00''$  East, along the said line of Morrison Avenue, a distance of 10.00 feet to the point and place of Beginning.

Containing 26.67 square feet, or 0.0006 acres of land.

As shown on a plan entitled "Proposed Right of Way Easement Plan, on Lot-1, Block-57 for the Borough of Hightstown, Hightstown Borough, Mercer County, New Jersey" dated September 7, 2021, and prepared by Roberts Engineering Group LLC, Ted W. Pivovarnick, NJPLS#35868

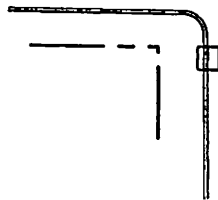
A handwritten signature in black ink, appearing to read 'Ted W. Pivovarnick', written over a horizontal line.

Ted W. Pivovarnick, NJPLS#35868

# **EXHIBIT B**



**OUTCALT STREET**  
(35 RIGHT OF WAY)



**MORRISON AVENUE**  
(45 RIGHT OF WAY)

Proposed ROW  
Easement 28.67sf.  
(See Detail)

Dead POB

Concrete Curb  
Concrete Sidewalk

Concrete Curb  
Concrete Sidewalk

111 Morrison Ave  
Block-57  
Lot-1

111 Morrison Ave  
Block-57  
Lot-2

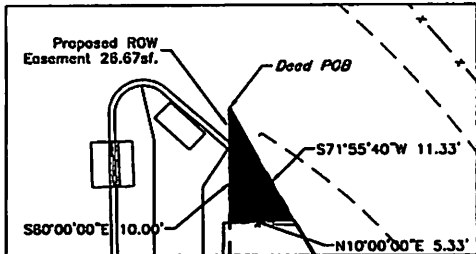
S80°00'00"E 180.00'

**RAILROAD AVENUE**  
(35 RIGHT OF WAY)

S71°55'40"W 204.00'

Iron  
Pipe Found

N10°00'00"E 88.00'



**Easement Detail**  
Scale: 1"=10'

Legal Description of a Right of Way Easement located on Lot-1, Block-57 in the Borough of Hightstown, Mercer County, New Jersey.

Beginning at the point of intersection of the southerly right of way line of Morrison Avenue (45.00 foot ROW) and the northerly right of way line of Railroad Avenue (35.00 foot ROW) and running; thence

1. South 71°55'40" West, along the northerly right of way line of Railroad Avenue, a distance of 11.33 feet to a point; thence
2. North 10°00'00" East, through Lot-1, Block-57, a distance of 5.33 feet to a point on the southerly right of way line of the aforementioned Morrison Avenue; thence
3. South 80°00'00" East, along the said line of Morrison Avenue, a distance of 10.00 feet to the point and place of Beginning.

Containing 28.67 square feet, or 0.0006 acres of land.

**NOTES:**

1. This drawing should not be scaled to locate improvements.
2. Only copies of the original of this plan clearly marked with the land surveyor's embossed seal shall be considered a valid copy.

**Roberts**  
SURVEYING COMPANY, INC.  
CERTIFICATE OF AUTHORIZATION  
3460443700

620 Whitehorse-Hamilton Square Rd  
Hightstown, New Jersey 08520  
609 286 048 Fax 609 286 043

*Ted W. Pivovarnick*  
**Ted W. Pivovarnick**  
N.J.P.L.S. Licence #35868 Date

**Proposed Right of Way Easement Plan**  
on Lot-1, Block-57 for  
**Borough of Hightstown**  
Located in  
Hightstown Borough • Mercer County • New Jersey

Plot Number	111801
Page Count	1/2
Sheet No.	1/2
DATE	8/7/21
SCALE	1"=25'