

GENERAL NOTES

1. THE LOT AND BLOCK NUMBERS SHOWN ARE BASED ON THE TAX MAP OF THE TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY, SHEET NO. 5502.
2. HORIZONTAL DATUM - FILED MAP NO. 6341-2122 (LISTED HEREON AS MAP REFERENCE NO. 1).
3. VERTICAL DATUM - NAD 83 (2011), BASED ON GPS FIELD OBSERVATIONS PERFORMED BY DYNAMIC SURVEY ON SEPTEMBER 16, 2022, UTILIZING THE LEICA RXC GPS NETWORK.
4. FIELD WORK PERFORMED BY DYNAMIC SURVEY ON SEPTEMBER 16, 2022 THROUGH SEPTEMBER 30, 2022.
5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. THE SURVEYOR HAS NO KNOWLEDGE OF ANY SUBSURFACE CONDITIONS OR OVERHEAD CONDITIONS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. PROPERLY CONCEALED UTILITIES, INCLUDING BUT NOT LIMITED TO, ARE NOT TO BE DISCLOSED BY PUBLIC RECORD, IF ANY.
6. DYNAMIC SURVEY MAKES NO GUARANTEES THAT ALL UTILITIES ARE SHOWN AND ANY LOCATIONS SHOWN ARE APPROXIMATE BASED ON A GRAPHICAL REPRESENTATION OF UNDERGROUND OR OVERHEAD CONDITIONS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. PROPERLY CONCEALED UTILITIES, INCLUDING BUT NOT LIMITED TO, ARE NOT TO BE DISCLOSED BY PUBLIC RECORD, IF ANY.
7. NOT ALL LOT LINES OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREON HAVE BEEN SURVEYED AND A GRAPHICAL REPRESENTATION OF EXISTING LOT LINES BASED ON DEED, FILED MAPS AND TAX MAP INFORMATION.
8. BY GRAPHICAL PLOTTING THE PREMISES IS LOCATED IN ZONE "X" (AREAS OF MINIMAL FLOODING) PER FLOOD INSURANCE RATE MAP NUMBER: 3403502041E, COMMUNITY NAME: TOWNSHIP OF MONTGOMERY, EFFECTIVE DATE: 09/28/2007.
9. NO WETLANDS DELINEATION MARKERS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. THE EXISTENCE OR NONEXISTENCE OF WETLANDS OR OPEN WATERS THAT MAY BE REGULATED BY THE STATE OF NEW JERSEY AND/OR THE GOVERNMENT OF THE UNITED STATES IS NOT A PART OF THIS SURVEY.
10. NO ATTEMPT WAS MADE OR LIABILITY IS ASSIGNED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS "WILDLAND".
11. THE OFFSETS SHOWN ON THIS PLAN SHALL NOT BE USED AS THE BASIS FOR THE CONSTRUCTION OF FENCES OR ANY OTHER PERMANENT STRUCTURES.
12. THIS SURVEY WAS PERFORMED BASED ON A TITLE COMMITMENT ISSUED BY CHICAGO TITLE, AUGUST 17, 2022.
13. THIS PLAN RELIES UPON THE NOTED TITLE POLICY TO IDENTIFY ALL DOCUMENTS OF RECORD FOR REVIEW IN CONNECTION TO THIS SURVEY.
14. PER CONTRACTUAL AGREEMENT TREES OF SIZE 6" AND GREATER ARE SHOWN HEREON.
15. THERE IS NO DEDICATED PARKING ON SITE.
16. SUBJECT PROPERTY HAS DIRECT ACCESS TO HARTWICK DRIVE AND VILLAGE DRIVE BOTH FROM THE NORTH.
17. NO EVIDENCE OF RECENT EARTH WORK, BUILDING CONSTRUCTION OR BUILDING ADJUSTMENTS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
18. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING AGENCY OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

DEED REFERENCES

1. DEED BOOK 2229, PAGE 775 - LOT 211

MAP REFERENCES

1. A PLAN ENTITLED "AMENDED FINAL SUBDIVISION PLAT PHASE 1B-1 OF TAPESTRY AT MONTGOMERY, PREPARED FOR SHARRELL PLAINSBORO, INC., MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY, PREPARED BY VAN NITE - HARVEY ASSOCIATES, P.C., DATED 07/25/2007 AND RECORDED THROUGH 7/13/2010. FILED IN THE SOMERSET COUNTY CLERKS OFFICE ON 08/05/2010 AS MAP 6341-2122.
2. A PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY, SHARRELL DEVELOPMENT, BLOCK 28005 LOT 66, GEORGETOWN-FRANKLIN TOWNSHIP & RESEARCH ROAD, TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY, PREPARED BY DYNAMIC SURVEY, DATED 4/18/2017 AND RECORDED THROUGH 11/29/2017.
3. A PLAN ENTITLED "BOUNDARY PARTIAL TOPOGRAPHIC & UTILITY LOCATION SURVEY, PSEG PROJECT FENCES, BLOCK 28005 LOT 66, TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY, PREPARED BY CARROLL ENGINEERING, DATED 12/02/2016.
4. A PLAN ENTITLED "PLAN OF LOTS - SECTION A" DEVELOPED BY DANIEL G. BOUMER, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, DATED 02/25/1954, FILED IN THE SOMERSET COUNTY CLERKS OFFICE ON 08/09/1954 AS MAP #348.
5. A PLAN ENTITLED "PLAN OF SURVEY, PREPARED FOR BLOCK 28001 LOT 66, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY, PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES, DATED 07/22/1997 AND RECORDED THROUGH 07/30/1997.
6. A PLAN ENTITLED "PUBLIC SERVICE ELECTRIC AND GAS COMPANY MAP SHOWING EASEMENT TO BE GRANTED AND CONSENT TO BE GIVEN FOR A 15" DRAINAGE CANAL AND 1-1/2" WATER LINE TO K-1 CORPORATION, TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, N.J., DATED 06/29/1983.
7. A PLAN ENTITLED "FINAL MAJOR SUBDIVISION PLAT - PHASE A & B FOR SHARRELL BUILDING COMPANY, LLC, BLOCK 28005, LOT 66, TAX MAP SHEET #55, GEORGETOWN-FRANKLIN TOWNSHIP (OR 218) & RESEARCH ROAD, TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY, PREPARED BY DYNAMIC SURVEY, LLC, DATED 09/07/2019, REVISED THROUGH 09/17/2020 AND RECORDED IN THE OFFICE OF THE SOMERSET COUNTY CLERK ON SEPTEMBER 17, 2019, IN BOOK 7150, PAGE 1435, BEARING INSTRUMENT #2020050064.
8. A PLAN ENTITLED "FINAL MAJOR SUBDIVISION PLAT - PHASE 1 FOR SHARRELL BUILDING COMPANY, LLC, BLOCK 28005, LOT 66, TAX MAP SHEET #55, GEORGETOWN-FRANKLIN TOWNSHIP (OR 218) & RESEARCH ROAD, TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY, PREPARED BY DYNAMIC SURVEY, LLC, DATED 09/07/2019, REVISED THROUGH 09/17/2020 AND RECORDED IN THE OFFICE OF THE SOMERSET COUNTY CLERK ON SEPTEMBER 17, 2019, IN BOOK 7271, PAGE 2725, BEARING INSTRUMENT #2020050064.
9. A PLAN ENTITLED "VILLAGE WALK AT MONTGOMERY, FINAL MAP, BLOCK 28005, LOTS 60, 65, 68 & 69, TAX MAP SHEET #55, RESEARCH ROAD, TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY, PREPARED BY DYNAMIC SURVEY, LLC, DATED 09/07/2019, REVISED THROUGH 09/17/2020 AND RECORDED IN THE OFFICE OF THE SOMERSET COUNTY CLERK ON SEPTEMBER 17, 2019, IN BOOK 7271, PAGE 2725, BEARING INSTRUMENT #2020050064.

SCHEDULE B - SECTION 2 EXCEPTIONS

- (1) VARIOUS SETBACK LINES, DRAINAGE EASEMENT, STORM DRAINAGE EASEMENT, UTILITY EASEMENT, TEMPORARY CUL-DE-SAC EASEMENT AND DETENTION BASIN EASEMENT AS IMPOSED BY FILED MAP 6341-2122. (SHOWN)
- (2) SHADY PORTION OF ROW EASEMENT VACATED AND RIGHTS IN APPROXIMATE ALIGNMENT OF FUTURE MASTER PLAN ROAD (RESEARCH ROAD) AS IMPOSED BY FILED MAP 6341-2122. (SHOWN)
- (3) ASSISTED LIVING FACILITY AS IMPOSED BY FILED MAP 6341-2122. (SHOWN)
- (4) RIGHTS, PUBLIC AND PRIVATE, IN AND TO ANY STREETS, ROADS, LANES OR HIGHWAYS ABUTTING, CROSSING OR BOUNDING THE LAND.
- (5) UTILITY EASEMENTS IN DEED BOOK 922, PAGE 353, DEED BOOK 1147, PAGE 45, DEED BOOK 1305, PAGE 31, BOOK 6170, PAGE 278. (NOT SITUATED ON SUBJECT PROPERTY)
- (6) EASEMENTS AND RESTRICTIONS IN DEED BOOK 837, PAGE 74. (NOT SITUATED ON SUBJECT PROPERTY)
- (7) DEDICATION OF RESEARCH ROAD IN DEED BOOK 1112, PAGE 48 AS RESERVED IN DEED BOOK 1642, PAGE 512. (SHOWN, AREA DEDICATED PER FILED MAP NO. 6341-2122.)
- (8) STREAM ENCROACHMENT PERMIT IN BOOK 5517, PAGE 2492, LEGAL, IN NATURE, WETLANDS NOT SITUATED ON SUBJECT PROPERTY.
- (9) CONSERVATION AND MAINTENANCE AGREEMENT IN BOOK 5533, PAGE 2917. (CONSERVATION & MAINTENANCE AGREEMENT NOT LOCATED ON SUBJECT PROPERTY)
- (10) CONSERVATION EASEMENT AGREEMENT IN BOOK 5535, PAGE 2927. (NOT SITUATED ON SUBJECT PROPERTY)
- (11) DEDICATION OF RESTRICTION FOR WOODLOT TRANSITION AREA IN BOOK 5564, PAGE 906. (NOT SITUATED ON SUBJECT PROPERTY)
- (12) CONSERVATION EASEMENT IN BOOK 6077, PAGE 2492. (NOT SITUATED ON SUBJECT PROPERTY)
- (13) STORMWATER MANAGEMENT FACILITIES MAINTENANCE AGREEMENT IN BOOK 6077, PAGE 2610. (STORM DRAINAGE EASEMENT SHOWN)
- (14) DEDICATION OF RESTRICTION FOR WOODLOT TRANSITION AREA IN BOOK 6077, PAGE 2632. (NOT SITUATED ON SUBJECT PROPERTY)
- (15) FIRST AMENDED CONSERVATION EASEMENT AGREEMENT IN BOOK 6692, PAGE 483 AND FIRST AMENDMENT TO CONSERVATION IN BOOK 6692, PAGE 514. (NOT SITUATED ON SUBJECT PROPERTY)

TITLE COMMITMENT LEGAL DESCRIPTION

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:

BEING KNOWN AND DESIGNATED AS LOT 211 IN BLOCK 28003 AS SHOWN ON FILED MAP ENTITLED "AMENDED FINAL SUBDIVISION PLAT PHASE 1B-1 OF TAPESTRY AT MONTGOMERY, PREPARED FOR SHARRELL PLAINSBORO, INC., MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY, PREPARED BY VAN NITE - HARVEY ASSOCIATES, P.C., DATED 07/25/2007 AND RECORDED THROUGH 7/13/2010. FILED IN THE SOMERSET COUNTY CLERKS OFFICE ON 08/05/2010 AS MAP 6341-2122.

BEING ALSO KNOWN AS (PREPARED FOR INFORMATIONAL PURPOSES ONLY): LOTS 211 BLOCK 28003 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONTGOMERY, COUNTY OF SOMERSET, STATE OF NEW JERSEY.

POSSIBLE ENCROACHMENTS

- [A] CHAINLINK FENCE ALONG WESTERLY LINE OF TAX LOT 211 ENCROACHES ON THE EASTERLY SIDE LINE OF HARTWICK DRIVE BY 3.5'.
- [B] CONCRETE SIDEWALK ALONG THE EASTERLY SIDE LINE OF HARTWICK DRIVE ENCROACHES ON THE WESTERLY LINE OF TAX LOT 211 BY 9.6'.
- [C] CONCRETE HEADWALL ALONG THE EASTERLY SIDE LINE OF HARTWICK DRIVE ENCROACHES ON THE WESTERLY LINE OF TAX LOT 211 BY 12.4', ENCROACHES PAST UTILITY DEPTH BY 2.4'.
- [D] CONCRETE SIDEWALK ALONG THE EASTERLY SIDE LINE OF HARTWICK DRIVE ENCROACHES ON THE WESTERLY LINE OF TAX LOT 211 BY 1.1'.

CERTIFICATION

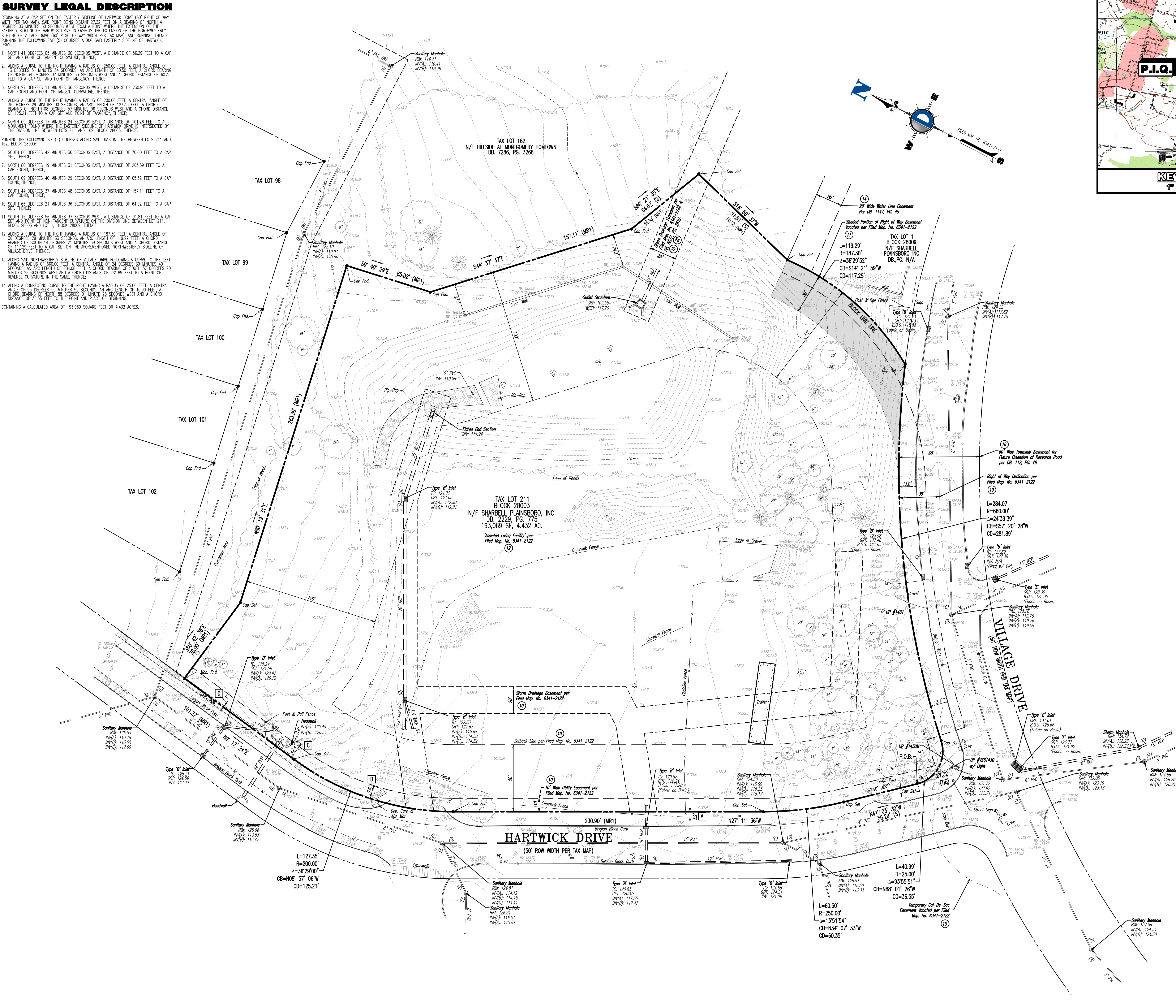
TO: BPS DEVELOPMENT COMPANY, LLC, A GEORGIA LIMITED LIABILITY COMPANY;
CHICAGO TITLE INSURANCE COMPANY;

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 PRACTICE REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND MEET THE REQUIREMENTS OF 17 N.J.A.C. 17:27 OF TITLE 17B. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 30, 2022.
DATE OF PLAT OR MAP: NOVEMBER 2, 2022.

Craig Black
PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. LICENSE NO. 24582425400

SURVEY LEGAL DESCRIPTION

- BEGINNING AT A CAP SET ON THE EASTERLY SIDELINE OF HARTWICK DRIVE (50' RIGHT OF WAY WIDTH PER TAX MAP), SAND POINT BEING LOCATED 27.30 FEET ON A BEARING OF NORTH 41 DEGREES 53 MINUTES 30 SECONDS WEST FROM A POINT INTERSECTION OF THE EASTERLY SIDELINE OF VILLAGE DRIVE (50' RIGHT OF WAY WIDTH PER TAX MAP), AND RUNNING, THENCE, RUNNING THE FOLLOWING FIVE (5) COURSES ALONG SAID EASTERLY SIDELINE OF HARTWICK DRIVE:
1. NORTH 41 DEGREES 03 MINUTES 30 SECONDS WEST, A DISTANCE OF 56.29 FEET TO A CAP SET AND POINT OF TANGENT CURVATURE, THENCE;
 2. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 13 DEGREES 01 MINUTES 54 SECONDS, AN ARC LENGTH OF 60.90 FEET, A CHORD BEARING OF NORTH 44 DEGREES 07 MINUTES 35 SECONDS WEST AND A CHORD DISTANCE OF 60.35 FEET TO A CAP SET AND POINT OF TANGENCY, THENCE;
 3. NORTH 27 DEGREES 11 MINUTES 36 SECONDS WEST, A DISTANCE OF 230.90 FEET TO A CAP FOUND AND POINT OF TANGENT CURVATURE, THENCE;
 4. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 36 DEGREES 29 MINUTES 00 SECONDS, AN ARC LENGTH OF 172.80 FEET, A CHORD BEARING OF NORTH 07 DEGREES 52 MINUTES 00 SECONDS WEST AND A CHORD DISTANCE OF 125.21 FEET TO A CAP SET AND POINT OF TANGENCY, THENCE;
 5. NORTH 09 DEGREES 17 MINUTES 14 SECONDS EAST, A DISTANCE OF 101.26 FEET TO A MONUMENT FOUND WHERE THE EASTERLY SIDELINE OF HARTWICK DRIVE IS INTERSECTED BY THE DIVISION LINE BETWEEN LOTS 211 AND 162, BLOCK 28003, THENCE;
- RUNNING THE FOLLOWING SIX (6) COURSES ALONG SAID DIVISION LINE BETWEEN LOTS 211 AND 162, BLOCK 28003:
6. SOUTH 80 DEGREES 42 MINUTES 36 SECONDS EAST, A DISTANCE OF 70.00 FEET TO A CAP SET, THENCE;
 7. NORTH 80 DEGREES 19 MINUTES 31 SECONDS EAST, A DISTANCE OF 263.39 FEET TO A CAP FOUND, THENCE;
 8. SOUTH 09 DEGREES 40 MINUTES 29 SECONDS EAST, A DISTANCE OF 65.32 FEET TO A CAP FOUND, THENCE;
 9. SOUTH 44 DEGREES 37 MINUTES 48 SECONDS EAST, A DISTANCE OF 157.11 FEET TO A CAP FOUND, THENCE;
 10. SOUTH 66 DEGREES 21 MINUTES 36 SECONDS EAST, A DISTANCE OF 64.52 FEET TO A CAP SET, THENCE;
 11. SOUTH 14 DEGREES 56 MINUTES 37 SECONDS WEST, A DISTANCE OF 81.81 FEET TO A CAP SET AND POINT OF TANGENT CURVATURE ON THE DIVISION LINE BETWEEN LOT 211, BLOCK 28003 AND LOT 1, BLOCK 28009, THENCE;
 12. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 187.30 FEET, A CENTRAL ANGLE OF 36 DEGREES 29 MINUTES 00 SECONDS, AN ARC LENGTH OF 115.09 FEET, A CHORD BEARING OF SOUTH 14 DEGREES 21 MINUTES 59 SECONDS WEST AND A CHORD DISTANCE OF 112.52 FEET TO A CAP SET ON THE aforementioned NORTHWESTERLY SIDELINE OF VILLAGE DRIVE, THENCE;
 13. ALONG SAID NORTHWESTERLY SIDELINE OF VILLAGE DRIVE FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 680.00 FEET, A CENTRAL ANGLE OF 24 DEGREES 30 MINUTES 40 SECONDS, AN ARC LENGTH OF 294.00 FEET, A CHORD BEARING OF SOUTH 28 DEGREES 20 MINUTES 28 SECONDS WEST AND A CHORD DISTANCE OF 281.89 FEET TO A POINT OF BEGINNING CURVATURE IN THE SAME, THENCE;
 14. ALONG A CONNECTING CURVE TO THE RIGHT HAVING A RADIUS OF 25.80 FEET, A CENTRAL ANGLE OF 53 DEGREES 55 MINUTES 59 SECONDS, AN ARC LENGTH OF 40.89 FEET, A CHORD BEARING OF NORTH 66 DEGREES 01 MINUTE 36 SECONDS WEST AND A CHORD DISTANCE OF 36.55 FEET TO THE POINT AND PLACE OF BEGINNING.
- CONTAINING A CALCULATED AREA OF 193,069 SQUARE FEET OR 4.432 ACRES.



REV.	DATE	COMMENTS	BY