

GENERAL NOTES

- THE LOT AND BLOCK NUMBERS SHOWN ARE BASED ON THE TAX MAP OF THE TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY, SHEET NO. 55.
- HORIZONTAL DATUM NAD 83 (2011), BASED ON GPS FIELD OBSERVATION PERFORMED BY DYNAMIC SURVEY ON AUGUST 1, 2022, UTILIZING THE LEICA RTK CORS NETWORK.
- VERTICAL DATUM NAVD 88 (GEOID 12A), BASED ON GPS FIELD OBSERVATIONS PERFORMED BY DYNAMIC SURVEY ON AUGUST 1, 2022, UTILIZING THE LEICA RTK CORS NETWORK
- 4. FIELD WORK PERFORMED BY DYNAMIC SURVEY ON AUGUST 1 & 2, 2022.
- 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 THIS TRACT. PROPERTY IS SUBJECT TO SUB-SURFACE CONDITIONS AND/OR ENCROACHMENTS NOT DISCLOSED BY PUBLIC RECORD, IF ANY.
- DYNAMIC SURVEY MAKES NO GUARANTEES THAT ALL UTILITIES ARE SHOWN AND ANY LOCATIONS SHOWN ARE APPROXIMATE BASED ON MARKOUT UNLESS NOTED OTHERWISE. ALL UTILITY LOCATIONS MUST BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR TO ADDITIONAL DESIGN, EXCAVATION OR CONSTRUCTION. CONTACT UTILITIES TOLL FREE
- NOT ALL LOT LINES OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREON HAVE BEEN FIELD SURVEYED AND ARE SHOWN AS A GRAPHICAL REPRESENTATION OF EXISTING LOT LINES BASED ON DEED, FILED MAPS AND TAX MAP INFORMATION.
- THIS SURVEY WAS PERFORMED BASED ON A TITLE COMMITMENT ISSUED BY OCEANS EDGE SETTLEMENT SERVICES, LLC, AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NUMBER: 0E22-1128, EFFECTIVE COMMITMENT DATE: JUNE 28, 2022.
- THIS PLAN RELIES UPON THE NOTED TITLE POLICY TO IDENTIFY ALL DOCUMENTS OF RECORD FOR REVIEW 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: 34035C0244F, COMMUNITY NAME: TOWNSHIP OF MONTGOMERY, EFFECTIVE DATE:
- . 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.
- 12. TIDELANDS SEARCH CERTIFICATE. TITLE COMMITMENT REFERENCE 0E22-1128 FOUND SUBJECT PROPERTY TO BE 'UNCLAIMED' PER TIDELANDS SEARCH DATED 06/28/2022.
- 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. VESTING DEED DESCRIPTION OF LOT 57 DOES NOT MATHEMATICALLY CLOSE BY 0.13'±. 15. PARKING SPACE COUNT: O REGULAR SPACES, O HANDICAP SPACES, O TOTAL SPACES.
- 16. SUBJECT PROPERTY HAS DIRECT ACCESS TO GEORGETOWN-FRANKLIN TURNPIKE (COUNTY ROUTE 518) A PUBLIC RIGHT OF WAY.
- 17. PER CONTRACTUAL AGREEMENT TREES OF SIZES 6" AND GREATER ARE SHOWN HEREON.
- 18. NO EVIDENCE OF RECENT EARTH WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTION THE FIELDWORK. 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 THE FIELD WORK.
- 20. A WRITTEN WAIVER AND DIRECTION NOT TO SET PROPERTY CORNERS HAS BEEN OBTAINED
- FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (C45:8-36.3) AND N.J.A.C.

MAP REFERENCES

- A PLAN ENTITLED 'PLAN OF LOTS SECTION A, DEVELOPED BY DANIEL G. BOLMER, MONTGOMERY TWP., SOMERSET COUNTY', PREPARED BY DAVID R. BOLLIN, DATED 02/25/1954. FILED IN THE SOMERSET COUNTY CLERKS OFFICE ON 09/19/1954 AS MAP
- A PLAN ENTITLED 'BOUNDARY, PARTIAL TOPOGRAPHIC & UTILITY LOCATION SURVEY, PSEG PROJECT #16075, BLOCK 28005, LOT 60 SITUATED IN TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY', PREPARED BY CARROLL ENGINEERING, DATED
- A PLAN ENTITLED 'TOPOGRAPHIC & BOUNDARY PLAT FOR TIGERS TALE ROAD LOOP PROJECT, BLOCK 28001 LOTS 47 THRU 62 & 68, TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY', PREPARED BY CONTROL LAYOUTS, INC., DATED 10/15/2004.
- A PLAN ENTITLED 'FINAL MAJOR SUBDIVISION PLAT PHASE III, SHARBELL DEVELOPMENT, BLOCK 28005, LOT 66, GEORGETOWN-FRANKLIN TURNPIKE & RESEARCH ROAD, TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY', PREPARED BY DYNAMIC SURVEY, LLC, DATED 09/07/2018 AND REVISED THROUGH 02/22/2021.

DEED REFERENCES

1. DEED BOOK 6749, PAGE 3547 - LOTS 57 & 58 - PIQ

————— OFF—SITE PROPERTY LINES

— G — G — APPROX. LOC. EXIST UNDERGROUND GAS LINES

----- o ------ EXISTING BOARD ON BOARD FENCE

——— · · · ————— EXISTING EDGE OF WATER

—— I —— I —— FXISTING POST AND RAIL FENCE

EXISTING WETLANDS LINES

_______ 8" CIP _____ EXISTING SANITARY SEWER

———— FO ————— APPROX. LOC. EXIST UNDERGROUND FIBER OPTIC LINES

— S — S — S — APPROX LOC EXIST UNDERGROUND SANITARY SEWER LINES

— 7 — 7 — APPROX. LOC. EXIST UNDERGROUND TELEPHONE LINES

POSSIBLE ENCROACHMENTS

- ASPHALT DRIVEWAY ALONG WESTERLY LINE OF TAX LOT 57 ENCROACHES ON THE EASTERLY SIDE
- SHED AND CONCRETE PAD ALONG NORTHWESTERLY LINE OF TAX LOT 57 ENCROACHES ON THE SOUTHEASTERLY SIDE LINE OF BRECKNELL WAY BY 19.4'.

EXISTING MINOR CONTOUR & ELEVATION

LEGEND

UTILITY POLE

YARD INLET

DECIDUOUS TREE

EVERGREEN TREE

SHRUB

→ SIGN

TRANSFORMER

AIR AIR PUMP

FIRE HYDRANT

WV ⋈ WATER VALVE

WM O WATER METER

GV ⋈ GAS VALVE

GM □ GAS METER

EM □ ELECTRIC METER

Elbox □ ELECTRIC BOX

WELL

FLARED END SECTION WSO O WATER SHUT OFF VALVE

C∕O ○ CLEAN OUT

DS O DOWN SPOUT

TEL□ TELEPHONE BOX

VUK ⋈ VALVE UNKNOWN

MW ♥ MONITORING WELL

■ EGRESS/INGRESS

▲ WFTLAND FLAG

(MAIL BOX

O BOLLARD

BORING LOCATION

TEST PIT LOCATION

LIGHTED BOLLARD

C LIGHT POLE

⇒ BUILDING LIGHT

⊕ SHOE BOX LIGHT

(#) EXCEPTION

PARKING STALL COUNT

COBRA LIGHT POLE

SCHEDULE B -**SECTION 2 EXCEPTIONS**

- (7.) SUBJECT TO SUBSURFACE CONDITIONS NOT DISCLOSED OF RECORD. (OWNERS POLICY ONLY)
- (8.) SUBJECT TO THE RIGHTS OF UTILITY COMPANIES SERVICING THE PREMISES.
- (9.) EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORD.
- (10) POSSIBLE ADDED OR OMITTED ASSESSMENTS AS PROVIDED BY N.J.S.A. 54:4-63.1 ET SEQ. (11) SUBJECT TO THE IMPOSITION OF MUNICIPAL LIENS WITH RESPECT TO UNPAID UTILITY CHARGES.
- SUBJECT TO EASEMENTS AS CONTAINED IN DEED BOOK 922 PAGE 355 (PSE&G EASEMENTS SHOWN), DEED BOOK 986 PAGE 259 (75' SETBACK SHOWN) AND DEED BOOK 1300 PAGE 197 (PSE&G EASEMENTS & 75
- (13) SUBJECT TO DECLARATION OF TAKING AS CONTAINED IN DEED BOOK 7446 PAGE 3326. (SHOWN)

TITLE COMMITMENT LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN MONTGOMERY TOWNSHIP, COUNTY OF SOMERSET, STATE OF NJ:

BEGINNING AT A CONCRETE MONUMENT IN THE NORTHERLY LINE OF BLAWENBURG-ROCKY HILL ROAD, ALSO KNOWN AS FRANKLIN-GEORGETOWN TURNPIKE AND COUNTY ROUTE NO. 518 (33 FEET TO CENTERLINE), SAID BEGINNING POINT BEING THE SOUTHEASTERLY CORNER OF A 60 FEET WIDE

RIGHT-OF-WAY, PART OF LANDS OF APEX RESEARCH CORP. (LOT 66, BLOCK 28001), AND RUNNING; (1) ALONG SAID 60 FEET WIDE RIGHT-OF-WAY, NORTH 22 DEGREES 45 MINUTES EAST, A DISTANCE OF 300.00 FEET TO A CONCRETE MONUMENT; THENCE

. ALONG LANDS OF APEX RESEARCH CORP. AND LANDS OF GEORGE H. SANDS AND CAR

GEIGER (LOT 65, BLOCK 28001), SOUTH 81 DEGREES 12 MINUTES 30 SECONDS EAST, A DISTANC OF 269.74 FEET TO A CONCRETE MONUMENT, SAID POINT BEING THE NORTHWESTERLY CORNER OF LANDS OF PRINCETON HOLDING CO. (LOT 59. BLOCK 28001). AND RUNNING: THENCE (3) ALONG SAID LANDS OF PRINCETON HOLDING CO. THE FOLLOWING TWO (2) COURSES, SOUTH OF DEGREES 15 MINUTES 50 SECONDS WEST, A DISTANCE OF 17.63 FEET TO AN IRON PIPE: THENCE (4) SOUTH 22 DEGREES 45 MINUTES WEST, A DISTANCE OF 1.38.00 FEET TO A CONCRETE MONUMENT, SAID POINT BEING THE NORTHEASTERLY CORNER TO OTHER LANDS OF EDMUND SCHUSTER ALSO TO BE CONVEYED TO IRVING LOUIS HOROWITZ AND RUNNING; THENCE (5) ALONG SAID OTHER LANDS OF SCHUSTER THE FOLLOWING TWO (2) COURSES, NORTH 81 DEGREES 12 MINUTES 30 SECONDS WEST, A DISTANCE OF 250.08 FEET TO AN IRON PIPE; THENCE (6) SOUTH 22 DEGREES 45 MINUTES WEST, A DISTANCE OF 150.00 FEET TO AN IRON PIPE IN THE AFOREMENTIONED NORTHERLY LINE OF BLAWENBURG-ROCKY HILL ROAD AND RUNNING; THENCE

BEGINNING AT AN IRON PIPE IN THE NORTHERLY LINE OF BLAWENBURG-ROCKY HILL ROAD, ALSO KNOWN AS FRANKLIN-GEORGETOWN TURNPIKE AND COUNTY ROUTE NO. 518 (33 FEET TO CENTERLINE), SAID BEGINNING POINT BEARING SOUTH 67 DEGREES 15 MINUTES EAST, A DISTANCE (25.00 FEET FROM A CONCRETE MONUMENT MARKING THE SOUTHERLY CORNER OF A 60 FEET WIDE RICHT-OF-WAY, PART OF LANDS OF APEX RESEARCH CORP. (LOT 66, BLOCK 28001), SAID BEGINNING POINT ALSO BEING A CORNER TO OTHER LANDS OF EDMUND SCHUSTER ALSO TO BE

(6) SOUTH 22 DEGREES 45 MINUTES WEST, A DISTANCE OF 150.00 FEET TO AN IRON PIPE IN THE AFOREMENTIONED NORTHERLY LINE OF BLAWENBURG-ROCKY HILL ROAD AND RUNNING; THENCE

(7) ALONG SAID NORTHERLY LINE OF BLAWENBURG-ROCKY HILL ROAD, NORTH 67 DEGREES 15 MINUTES WEST, A DISTANCE OF (25.00) FEET TO THE POINT AND PLACE OF BEGINNING.

(1) ALONG SAID OTHER LANDS OF SCHUSTER THE FOLLOWING TWO (2) COURSES, NORTH 22 DEGREES 45 MINUTES EAST, A DISTANCE OF 150.00 FEET TO AN IRON PIPE; THENCE (2) SOUTH 81 DEGREES 12 MINUTES 30 SECONDS EAST, A DISTANCE OF 250.08 FEET TO A CONCRETE MONUMENT IN LINE OF LANDS OF PRINCETON HOLDING CO. (LOT 59, BLOCK 28001) AND RUNNING; THENCE

(3) ALONG SAID LANDS OF PRINCETON HOLDING CO., SOUTH 22 DEGREES 45 MINUTES WEST, A DISTANCE OF 210.32 FEET TO A CONCRETE MONUMENT IN THE AFOREMENTIONED NORTHERLY LINE OF BLAWENBURG-ROCKY HILL ROAD; THENCE

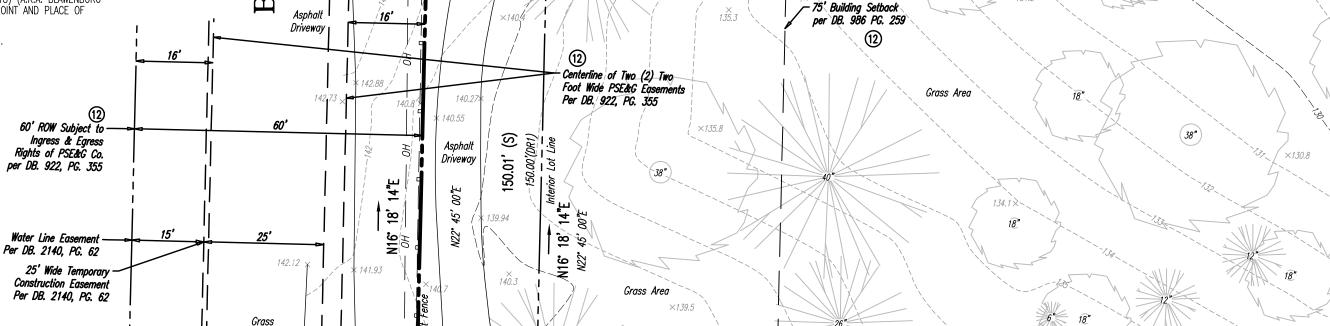
(4) ALONG SAID NORTHERLY LINE OF BLAWENBURG-ROCKY HILL ROAD, NORTH 67 DEGREES 15 MINUTES WEST, A DISTANCE OF 242.70 FEET TO THE POINT AND PLACE OF BEGINNING. AS SHOWN ON A PLAN ENTITLED "PLAN OF SURVEY OF PROPERTY TO BE CONVEYED TO LOUIS IRVING HOROWITZ, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY PREPARED BY FRANK L. QUINBY, P.E. AND L.S. NO. 11087, PRINCETON JUNCTION, N.J. SCALE 1"=40', JUNE 24, 1974, REVISED JUNE 25, 1074."

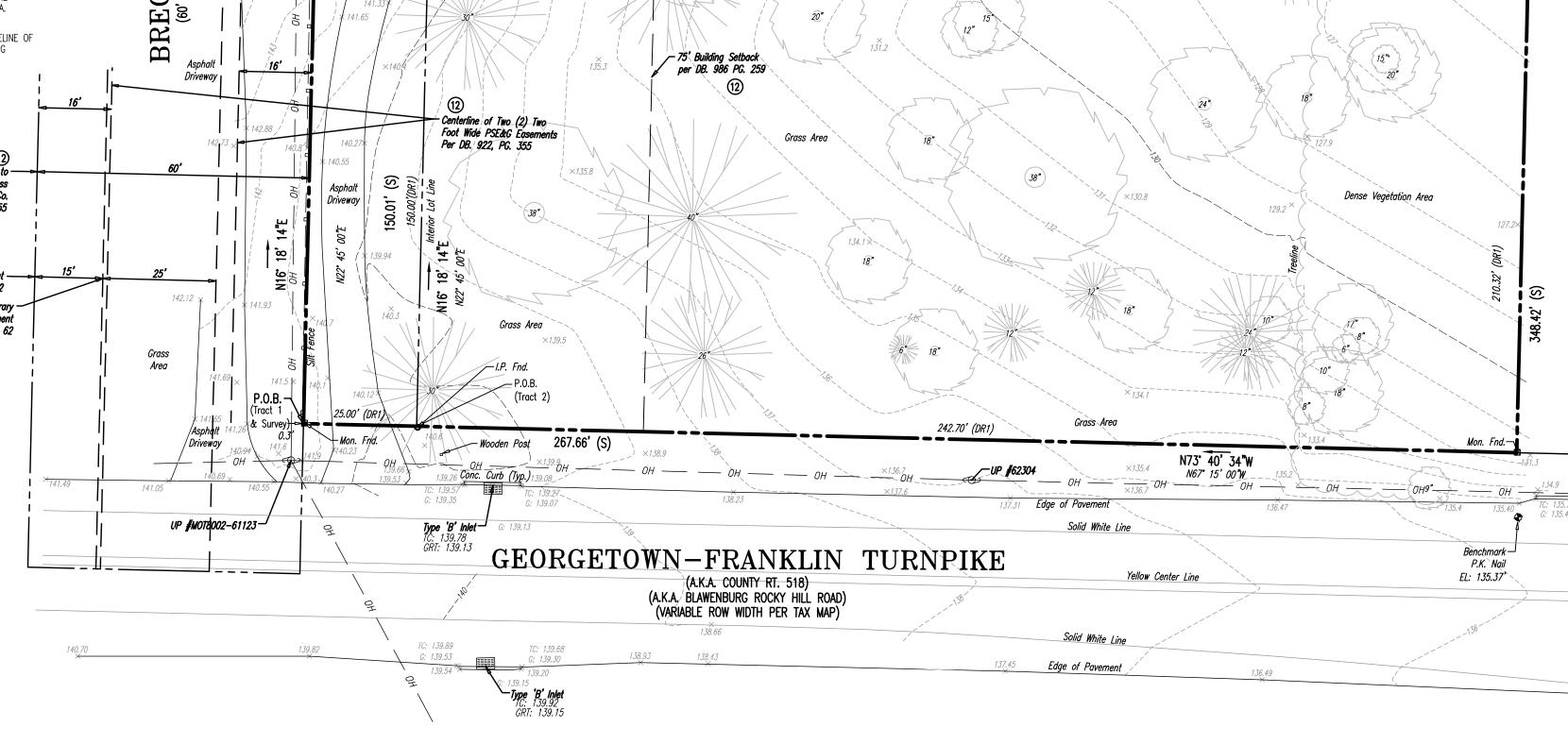
NOTE: BEING LOT(S) 57 AND 58, BLOCK 28010, TAX MAP OF THE MONTGOMERY TOWNSHIP, COUNTY OF SOMERSET.
982 RT 518, MONTGOMERY TOWNSHIP, NJ.

SURVEY LEGAL DESCRIPTION BEGINNING AT A MONUMENT FOUND WHERE THE NORTHERLY SIDELINE OF

HILL ROAD) (VARIABLE RIGHT OF WAY WIDTH PER TAX MAP) INTERSECTS THE EASTERLY SIDELINE OF BRECKNELL WAY (60' RIGHT OF WAY WIDTH PER TAX MAP), AND RUNNING, THENCE; RUNNING THE FOLLOWING FOUR (4) COURSES ALONG THE EASTERLY AND SOUTHERLY SIDELINE OF BRECKNELL WAY:

- NORTH 16 DEGREES 18 MINUTES 14 SECONDS EAST, A DISTANCE OF 235.90 FEET TO A POINT OF NON-TANGENT CURVATURE, THENCE;
- ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 59 DEGREES 47 MINUTES 04 SECONDS, AN ARC LENGTH OF 130.43 FEET, A CHORD BEARING OF NORTH 62 DEGREES 27 MINUTES 12 SECONDS EAST AND A CHORD DISTANCE OF 124.59 FEET TO A POINT OF TANGENCY, THENCE;
- 3. SOUTH 87 DEGREES 39 MINUTES 16 SECONDS EAST, A DISTANCE OF 177.16 FEET TO A
- SOUTH 03 DEGREES 10 MINUTES 56 SECONDS EAST, A DISTANCE OF 17.63 FEET TO AN IRON PIN FOUND ON THE DIVISION LINE BETWEEN LOTS 57 AND 59, BLOCK 28010,
- 5. SOUTH 16 DEGREES 18 MINUTES 11 SECONDS WEST ALONG SAID DIVISION LINE BETWEEN LOTS 57 AND 59, BLOCK 28010, A DISTANCE OF 348.42 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY SIDELINE OF GEORGETOWN FRANKLIN TURNPIKE (A.K.A. COUNTY ROUTE 518) (A.K.A. BLAWENBURG ROCKY HILL ROAD), THENCE;
- 6. NORTH 73 DEGREES 40 MINUTES 34 SECONDS WEST ALONG SAID NORTHERLY SIDELINE OF GEORGETOWN FRANKLIN TURNPIKE (A.K.A. COUNTY ROUTE 518) (A.K.A. BLAWENBURG ROCKY HILL ROAD), A DISTANCE OF 267.66 FEET TO THE POINT AND PLACE OF BEGINNING. CONTAINING A CALCULATED AREA OF 87,654 SF OR 2.012 ACRES.





BRECKNELL WAY

(60' ROW WIDTH PER TAX MAP)
(UNIMPROVED)

R=125.00'

CD=124.59'

∆=59°47**'**04" CB=N62° 27' 12"E

Right-of-Way Taking per DB. 7446 PG. 3326

£ 5

UP #A2557592

AY

PSE&G Co. Easement Per DB. 922, PG. 355

Frame Dwelling

— A.C. Unit

BLOCK 28010

N/F HOROWITZ, MARY CURTIS DB: 6749, PG: 3547 43,731 SF OR 1.004 AC.

CONTAINING:

87,654 SF OR 2.012 AC.

TAX LOT 57 BLOCK 28010

N/F HOROWITZ, MARY CURTIS DB. 6749, PG. 3547 43,923 SF OR 1.008 AC.

N87. 39. 31"W

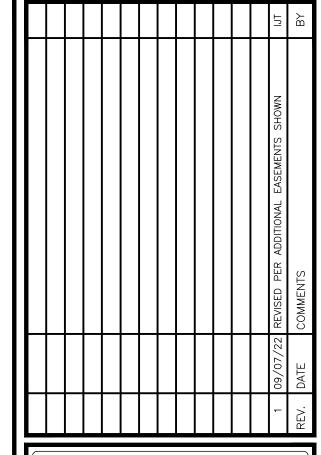
250.02' (S)

N81° 12'/30"W

Dense Vegetation Area

TAX LOT 59 N/F K. T. CORPORATION DB. 14797, PG. 787

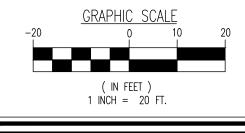




SURVEY LEGEND: (MR) MAP REFERENCE → BENCHMARK (DR) DEED REFERENCE CONC. MONUMENT FN SURVEY CONC. MONUMENT SE (BOS) BOTTOM OF STRUCTURE • I.P. / I.B. FND (TOS) TOP OF STRUCTURE ● I.P. / I.B. SET (AKA) ALSO KNOWN AS STAKE FND (FKA) FORMERLY KNOWN AS STAKE SET **8** PK NAIL FND PK NAIL SET

(C/L) CENTERLINE × 0.00 SPOT ELEVATIONS \times G: 0.00 GUTTER ELEV. DRILL HOLE FND × TC: 0.00 TOP OF CURB ELEV. DRILL HOLE SET FF: 0.00 FINISH FLOOR ELEV. GF: 0.00 GARAGE FLOOR ELEV. ● SURVEY CAP FND ×BW: 0.00 BOTTOM OF WALL ELEV. ■ CROSS CUT FOUND ×TW: 0.00 TOP OF WALL ELEV.

▼ CROSS CUT SET *WSE: 0.00 WATER SURFACE ELEV. P.O.B. POINT OF BEGINNING



DYNAMIC SURVEY, LLC

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

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www.dynamicec.com

THE MALVERN SCHOOL

BLOCK 28010, LOTS 57 & 58 982 GEORGETOWN FRANKLIN TURNPIKE TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

CRAIG BLACK

NEW JERSEY LICENSE No. 24GB04257400

Only copies of the original survey with an original land surveyor embossed seal shall be considered to be valid copies. Signature a 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 hereon shall run only to the person for who the certification is prepared, and on his behalf to the title company governmental agency and lending institution listed hereon. Certifications are not transferable to additional institutions of subsequent owners. Unauthorized alteration or addition to a certification bearing a licensed land surveyor's seal is illegal and punishable by law. Property subject to documents of record.

ALTA/NSPS LAND TITLE SURVEY

4447 22-01612 1"=20' 08/26/20 CHECKED BY: FIELD BY: STC/IJT GSJ/JRL BVT

1<u>5" RCP</u> ==== EXISTING STORM SEWER COPYRIGHT © 2022 - DYNAMIC ENGINEERING CONSULTANTS, PC - ALL RIGHTS RESERVED **CERTIFICATION** FIDELITY NATIONAL 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 2, 2022. DATE OF PLAT OR MAP: AUGUST 26, 2022.

PROFESSIONAL ENGINEER AND LAND SURVEYOR

THE MALVERN SCHOOL;

N.J. LICENSE NO. 24GB04257400