



- EASEMENTS PER SCHEDULE B-2:**
 SCHEDULE B-II OF TITLE REPORT PREPARED BY NEW VENTURE TITLE AGENCY (NY-1842) DATED 4/8/2013.
- SUBJECT TO A 30 FOOT WIDE DRAINAGE & ACCESS EASEMENT AGREED AS RECORDED IN DB 4858-248 (EXCEPTION 15) VACATED BY DB 6383-1619.
 - SUBJECT TO ANY RIGHTS OF OTHERS IN OLD WOODS ROAD AS SHOWN ON REFERENCE #1.
 - SUBJECT TO ANY RIGHTS OF OTHERS IN A 50 FOOT WIDE PAPER ROAD KNOWN AS CLARA STREET AS RECORDED IN DB 3153-1.
 - 7.5 FT. R.O.W. TAKING FROM LOT 21 IN DB 1630-509. (EXCEPTION 13).
 - EASEMENT AGREEMENT FOR ACCESS, SEWER AND WATER TO LOT 3 AND LOT 3.02 AS RECORDED IN DB 3398-25 (EXCEPTION 14).
 - 50 FT. R.O.W. EASEMENT TO PRINCETON HIGHTSTOWN ROAD AS RECORDED IN DB 675-460 (EXCEPTION 12).
 - 35 FT. DRAINAGE AND ACCESS EASEMENT RECORDED IN DB 6383-1619.

- REFERENCE:**
- MAP ENTITLED, "MINOR SUBDIVISION OF LOT 4, 15 AND 21, SECTION 28, FOR BRUCE THOMPSON... DATED 8/13/1981 AND PREPARED BY PRINCETON JONSTON ENGINEERS CO.
 - MAP ENTITLED, "WETLANDS LOCATION OVERALL PLAN..." DATED 1/28/2005 AND PREPARED BY PRINCETON RESEARCH LANDS, INC.

SURVEY DATUM:

1) TOPOGRAPHIC INFORMATION SHOWN HEREON OUTSIDE OF WOODED AREAS WAS FIELD SURVEYED BY ENSURPLAN INC. AND IS ON THE NAD(83) DATUM AS SHOWN IN ACCORD WITH MAPPING PROVIDED BY CLIENT AND PREPARED BY PRINCETON RESEARCH LANDS, INC. DATED 1/28/2005.

PROPERTY NOTES:

- PROPERTY KNOWN AS LOT 15 AND LOT 21 IN BLOCK 28 AS SHOWN ON THE CURRENT TAX MAP OF THE TOWNSHIP OF WEST WINDSOR, SHEET 28.01 & 28.02.
- BING THE SAME PREMISES DESCRIBED IN THE FOLLOWING DEEDS:
 LOT 15 IN BLOCK 28 (2044 OLD TRENTON RD) - DEED BOOK 5364-002 (61.740 ACRES).
 LOT 21 IN BLOCK 28 (424 HIGHTSTOWN ROAD) - DEED BOOK 2181-889 (31.004 ACRES).
- TOTAL TRACT AREA: 66.744 ACRES (MORE OR LESS).

GENERAL NOTES:

- THIS SURVEY WAS LIMITED BY CONTRACTUAL AGREEMENT AS OUTLINED IN THE SCOPE OF WORK AS DESIGNATED BY THE CLIENT. THE SETTING OF PROPERTY CORNER MARKERS WAS NOT INCLUDED AS PART OF THE SCOPE OF WORK PURSUANT TO N.J.A.C. 17:27-10.3, 10.4 AND P.L. 2003, c.149 (S.A. 48-9-36.3).
- THIS SURVEY WAS PREPARED IN ACCORD WITH A TITLE REPORT PREPARED BY NEW VENTURE TITLE AGENCY (NY-1342) DATED 4/8/2013 AND PROVIDED BY THE CLIENT. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A FULL AND ACCURATE TITLE SEARCH AND TO EASEMENTS OF RECORD. THE INFORMATION CONTAINED HEREIN DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
- IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED VALID ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.
- THIS SURVEY WAS PREPARED IN ACCORD WITH A CONTRACTUALLY LIMITED SCOPE OF WORK FOR THE CLIENT TO UTILIZE AS BASIS FOR ENGINEERING DESIGN AND RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR IDENTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
- BUILDING OFFSETS NOT TO BE UTILIZED TO ESTABLISH PROPERTY LINES. UTILITIES DERIVED FROM AERIAL PHOTOGRAPHS AND STAKING MAY BE SHOWN IN CONFORMANCE WITH AN ORTHORECTIFIED IMAGE OBTAINED FROM THE NOS AND MAY NOT BE OF DESIGN GRADE ACCURACY. THE ENGINEER SHALL IDENTIFY ANY GROUND LOCATIONS OR VERIFICATION, BY TEST PITS IF NECESSARY.
- THE LOCATION OF WETLANDS, IF ANY, IS SUBJECT TO THE REVIEW AND REVISION BY EASTERN STATES ENVIRONMENTAL ASSOCIATION.
- FLOOD BOUNDARIES, IF ANY, NOT DETERMINED OR SHOWN HEREON.
- UNDERGROUND UTILITIES, STRUCTURES OR EASEMENTS HAVE NOT BEEN LOCATED. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION OF UTILITIES OR EASEMENTS, IF ANY, LOCATED BELOW THE SURFACE OF THE LANDS OR NOT VISIBLE ON THE SURFACE OF THE LANDS SHOWN HEREON.

VERTICAL DATUM:

BENCHMARKS SHOWN ARE RELATIVE TO THE WINGO (89) DATUM (GEOID 128) AS ESTABLISHED AT THE SITE VIA GPS OBSERVATION.

PRINCETON HIGHTSTOWN ROAD
 (CONTRACTUALLY LIMITED SCOPE OF WORK WITH ROW 50')
 (CONTRACTUALLY LIMITED SCOPE OF WORK WITH ROW 50')

EDINBURG ROAD
 (A.A. HERRING & SONS, INC.)
 (A.A. HERRING & SONS, INC.)
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WETLANDS SURVEY PREPARED FOR
AMERICAN PROPERTIES REALTY
 Situated in The
 TOWNSHIP OF WEST WINDSOR
 MERCER COUNTY, NEW JERSEY

Checked By: NJS
 Drawn By: WSS
 Map No.: E10631
 File No.: 29498
 Scale: 1"=150'
 Date: 01-23-2019

ENSURPLAN INC.
 Professional Engineers & Land Surveyors
 (Certificate of Authorization No. 2402379770)
 172 WASHINGTON VALLEY ROAD - SUITE 1
 P.O. BOX 4304, WARREN, N.J. 07099-0304
 Tel: 732-468-0400 Fax: 732-468-0466

Nancy J. Scott
NANCY J. SCOTT, P.L.S.
 Professional Land Surveyor, N.J. License No. GS35875

02-15-2020

NO.	DESCRIPTION OF REVISION	DRAWN	CHECKED	DATE
3	REPRINT FOR SUBMITTAL	NJS	NJS	07-07-2020
2	ADD EASEMENT DEED BOOK 6383 PAGE 1619 / ADJUST ROW LOT 21	NJS	NJS	02-15-2020
1	REVISE PER EMAIL FROM ED KUC DATED 9-18-2019	NJS	NJS	09-30-2019
0	INITIAL ISSUE	NJS	NJS	01-23-2019
NO.	DESCRIPTION OF REVISION	DRAWN	CHECKED	DATE