

SURVEY CERTIFICATE

76SR, LLC
 EVEREST ABSTRACT SERVICES LLC
 FIRST AMERICAN TITLE INSURANCE COMPANY
 STANDARD INSURANCE COMPANY, AN OREGON CORPORATION,
 ITS SUCCESSORS AND ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEW JERSEY, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

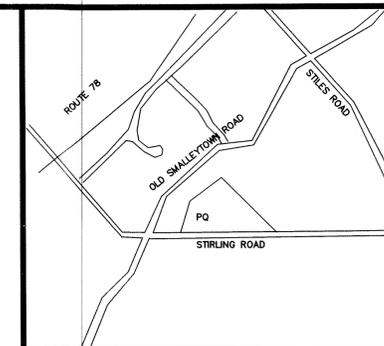
DANIEL E. PARKER, PLS #35866 DATE

ZONING SCHEDULE : ZONE BR-80

BULK ITEM:	REQUIRED
1) MIN. LOT AREA	80,000 SQ.FT.
2) MIN. LOT WIDTH	100 FT.
PRINCIPAL BUILDING:	
3) MIN. FRONT YARD	60 FT.
4) MIN. SIDE YARD (ONE)	25 FT.
5) MIN. REAR YARD	25 FT.
6) MAX. BUILDING HEIGHT (STORIES)	2
7) MAX. BUILDING HEIGHT (FEET)	25 FT.
8) MAX. IMPROVED LOT COVERAGE	50 %
9) MIN. GROSS FLOOR AREA	2500 SF
10) MAX. FLOOR AREA RATIO	0.15

PARKING REQUIREMENTS:

1 SPACE/250 SF OF BLDG



KEY MAP

NOT TO SCALE

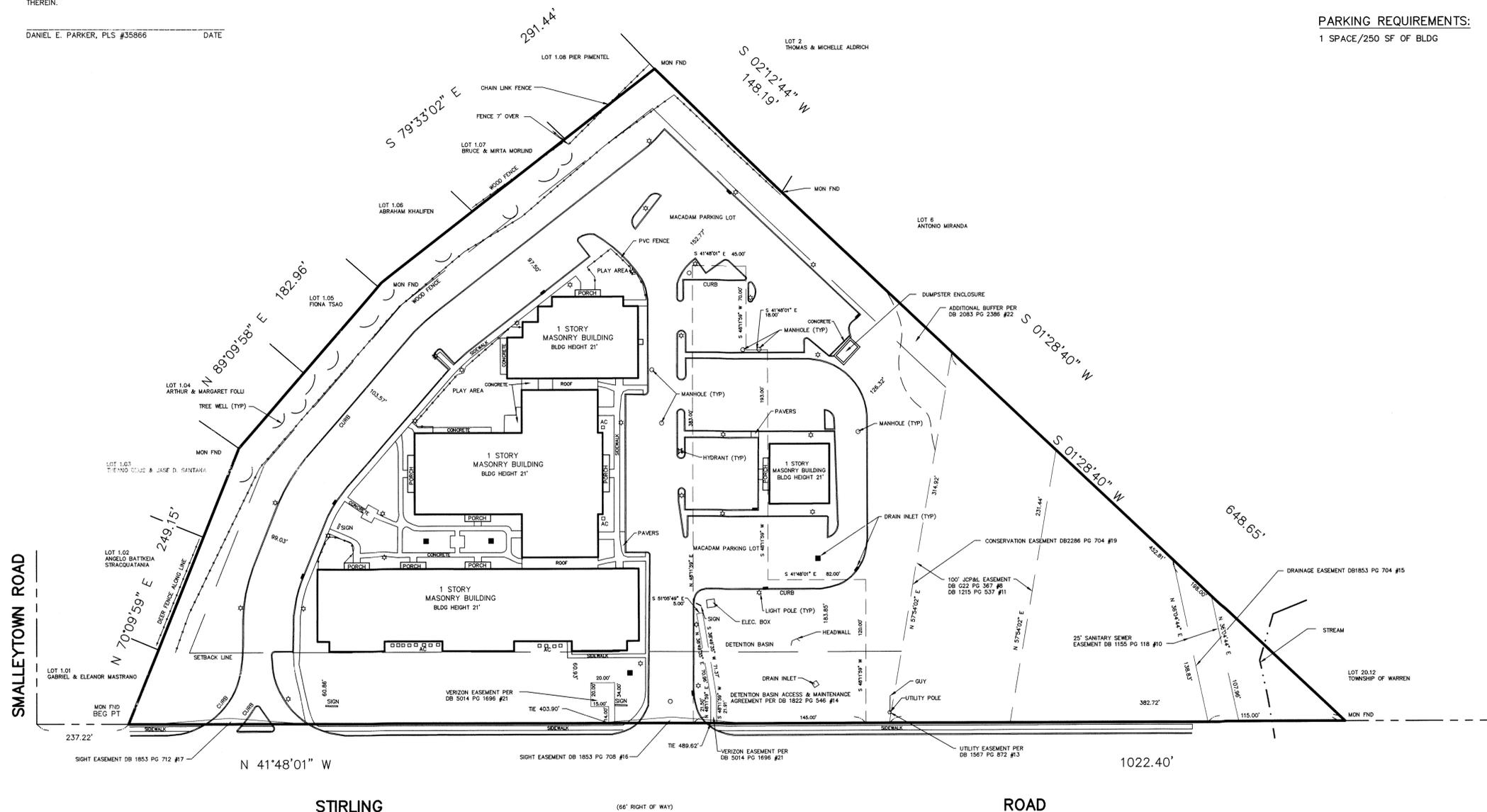
SURVEYOR'S DESCRIPTION

BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE LINE OF STIRLING ROAD (COUNTY ROUTE 653), 33' FEET FROM CENTER LINE, SAID POINT BEING DISTANT 237.22 FEET SOUTHEASTERLY ALONG SAID SIDE LINE EXTENDED TO THE SOUTHERLY SIDE LINE OF OLD SMALLEYTOWN ROAD EXTENDED.

- THENCE (1) NORTH 70 DEGREES 09 MINUTES 59 SECONDS EAST 249.15 FEET TO A POINT;
- THENCE (2) NORTH 89 DEGREES 09 MINUTES 58 SECONDS EAST 182.96 FEET TO A POINT;
- THENCE (3) SOUTH 79 DEGREES 33 MINUTES 02 SECONDS EAST 291.44 FEET TO A POINT;
- THENCE (4) SOUTH 02 DEGREES 12 MINUTES 44 SECONDS WEST 148.19 FEET TO A POINT;
- THENCE (5) SOUTH 01 DEGREES 28 MINUTES 40 SECONDS WEST 648.65 FEET TO A POINT ON THE NORTHEASTERLY SIDE LINE OF STIRLING ROAD;
- THENCE (6) ALONG SAID SIDE LINE, NORTH 41 DEGREES 48 MINUTES 01 SECONDS WEST 1022.40 FEET TO THE POINT AND PLACE OF BEGINNING.

GENERAL NOTES

- 1. THERE ARE NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE PROPERTY.
- 2. LOT AREA IS 7.123 ACRES
- 3. NO DETERMINATION AS TO THE EXISTENCE OF WETLANDS WAS MADE FOR THIS SURVEY.
- 4. THE DESCRIPTION CONTAINED HEREON DESCRIBES ALL PROPERTY IN FIRST AMERICAN TITLE INSURANCE COMPANY POLICY #712847, DATED 6/17/2006.
- 5. NO EARTHWORK OR CONSTRUCTION BEING CONDUCTED ON SITE AT TIME OF SURVEY.



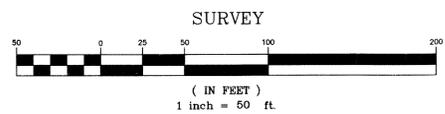
SMALLEYTOWN ROAD

STIRLING ROAD

ROAD

EASEMENT LIST:
 #12 NOT PLOTTABLE LOCATED IN ROW

THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE A (AREA IN SIDE 0.1% ANNUAL CHANCE FLOOD) AND ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD) AS PER THE FLOOD INSURANCE RATE MAP, SOMERSET COUNTY, NEW JERSEY, (ALL JURISDICTIONS) PANEL No. 340350089E, EFFECTIVE DATE: SEPTEMBER 28, 2007.



ALTA/NSPS LAND TITLE SURVEY

<p>PARKER ENGINEERING & SURVEYING P.C. 370 EAST MAIN STREET, SOMERVILLE, N.J. 08876 PHONE: (908) 725-4400 - FAX: (908) 722-4401 E MAIL ADDRESS: PARKERES@AOL.COM</p>		<p>SURVEY OF PROPERTY 76 STIRLING ROAD TAX MAP BLOCK 212 LOT 1.09 TOWNSHIP OF WARREN SOMERSET COUNTY, NEW JERSEY</p>	
<p>1 10/22/2020 REVISE CERTIFICATION</p>		<p>STEPHEN E. PARKER NEW JERSEY PROFESSIONAL ENGINEER LIC. NO. 36187</p>	
<p>DRAWN BY: DEP</p>		<p>CHECKED BY: S.E.P.</p>	
<p>DATE: 7/10/2020</p>		<p>FILE: 14064</p>	
<p>REVISION:</p>		<p>SHEET: 1 OF 1</p>	
<p>DANIEL E. PARKER NEW JERSEY LAND SURVEYOR LIC. NO. 35866</p>		<p>SCALE: 1"=50'</p>	