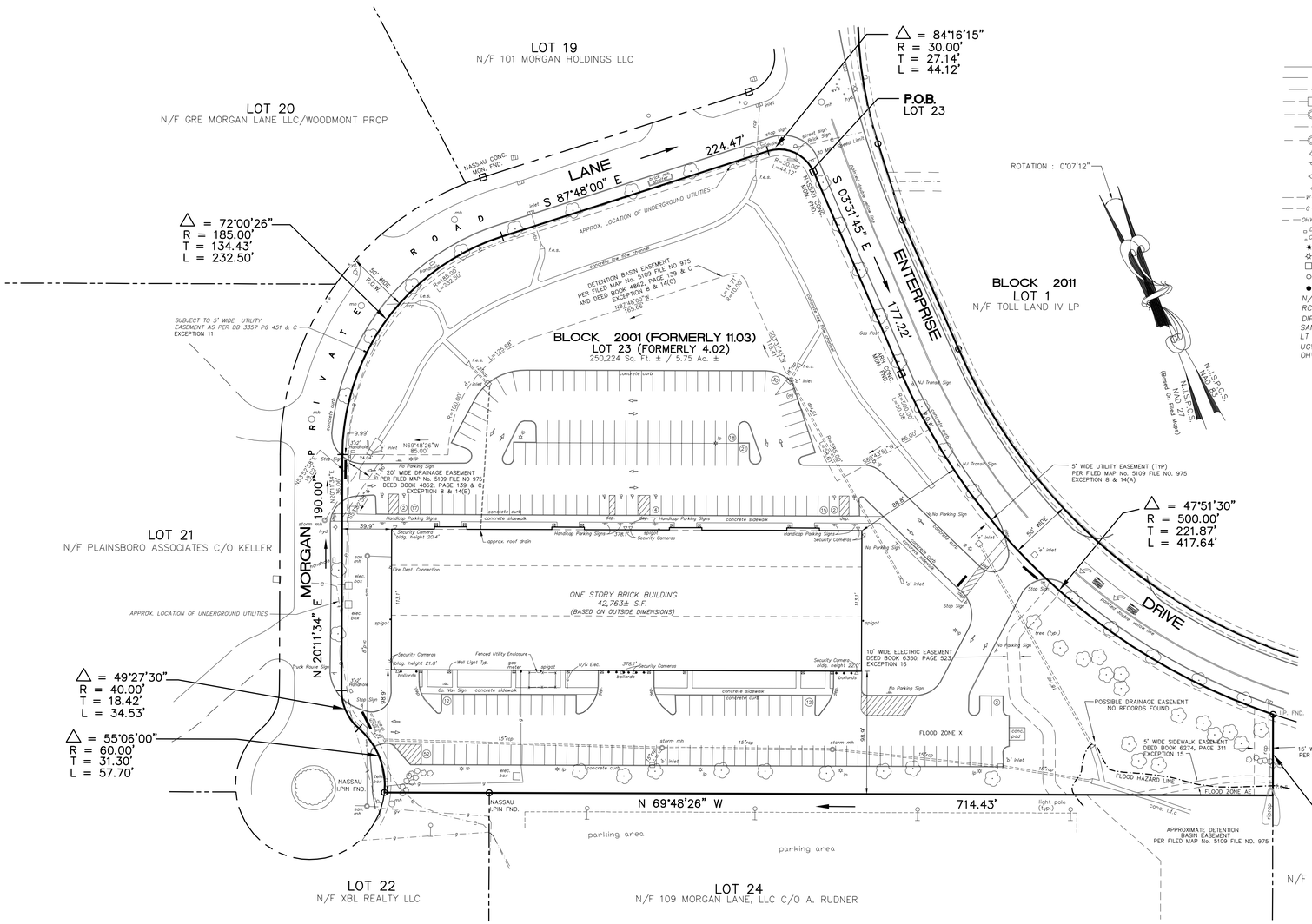
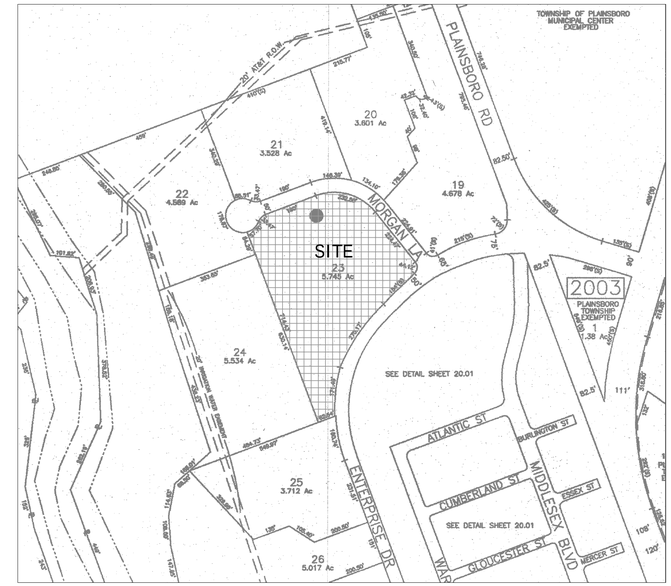


LEGEND

- SANITARY SEWER
- STORM SEWER
- FLARED END SECTION
- DRAINAGE INLET
- DRAINAGE MANHOLE
- HEADWALL
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- SIGN
- UTILITY POLE
- VALVE
- W — WATER MAIN
- G — GAS MAIN
- OHW — OVER HEAD WIRES
- D.S. — DOWN SPOUT
- C.O. — CLEAN OUT
- BOLLARD WITH LIGHT
- LIGHT POLE
- CONCRETE MONUMENT FOUND
- CAP IRON PIN FOUND
- CAP IRON PIN SET
- N/F — NOW OR FORMERLY
- RCP — REINFORCED CONCRETE PIPE
- DIP — DUCTILE IRON PIPE
- SAN — SANITARY SEWER
- LT — LIGHT
- UGW — UNDERGROUND WIRES
- OHW — OVERHEAD WIRES



LOCATION MAP

SCALE: 1"=250'

REFERENCE DATUM:

1. BEARINGS SHOWN HEREON ARE BASED ON N.J.S.P.C.S. (NAD27) AS DETERMINED FROM BELOW REFERENCED FILED MAPS.

REFERENCE PLANS:

1. PLAN ENTITLED "PRELIMINARY / FINAL SUBDIVISION PLAN OF 202 ENTERPRISE DRIVE, ENTERPRISE BUSINESS CENTER PREPARED FOR THE LINPRO COMPANY" PREPARED BY VAN NOTE-HARVEY ASSOCIATES ON 9-06-88 AND LAST REVISED ON 1-23-89. FILED IN THE MIDDLESEX COUNTY CLERKS OFFICE ON 11-16-89 AS MAP NO. 5410, FILE NO. 978.
2. PLAN ENTITLED "PRELIMINARY / FINAL SUBDIVISION PLAN OF LOT 4 BLOCK 11.03 MUILTI-USE BUILDINGS FOR LINPRO PRINCETON, INC." PREPARED BY VAN NOTE-HARVEY ASSOCIATES ON 7-08-86 AND LAST REVISED ON 7-30-96. FILED IN THE MIDDLESEX COUNTY CLERKS OFFICE ON 4-29-87 AS MAP NO. 5109, FILE NO. 975.
3. PLAN ENTITLED "FINAL SUBDIVISION PLAN OF LOT 3 BLOCK 11.03 FOR THE LINPRO COMPANY MULTI-USE BUILDINGS" PREPARED BY VAN NOTE-HARVEY ASSOCIATES ON 5-16-84 AND LAST REVISED ON 9-17-84. FILED IN THE MIDDLESEX COUNTY CLERKS OFFICE ON 9-21-84 AS MAP NO. 4749, FILE NO. 971.
4. PLAN ENTITLED "PRELIMINARY AND FINAL PLAN P.C.D. SUBDIVISION OF PROPERTY OF HAROLD R. BRITTON" PREPARED BY NASSAU SURVEYING COMPANY, INC. ON 3-13-80 AND LAST REVISED ON 5-27-80. FILED IN THE MIDDLESEX COUNTY CLERKS OFFICE ON 7-07-80 AS MAP NO. 4312, FILE NO. 967.
5. FIRM FLOOD INSURANCE RATE MAP – MIDDLESEX COUNTY, N.J. PANEL 229 OF 286 MAP NO. 34023C0229F EFFECTIVE DATE JULY 6, 2010.
6. PLAN ENTITLED "MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY" PREPARED FOR LOT 6.04, BLOCK 11 LOTS 4.01, 4.02, 4.07, 4.08, 4.09 IN BLOCK 11.03 STAR-BARE PREPARED BY VCEA ON 6-13-1997, REVISED 8-25-1998.
7. PLAN ENTITLED "MAP OF ALTA/ACSM BOUNDARY SURVEY" PREPARED FOR LOT 4.02, BLOCK 11.03 PREPARED BY VCEA ON 5-22-2002.

TITLE COMMITMENT NO. 3471-2093352-PRC SCHEDULE "C" DEED BOOK 5059P PAGE 812 AND CONTINUING

REAL PROPERTY IN THE TOWNSHIP OF PLAINSBORO, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A MONUMENT FOUND ALONG THE WESTERLY LINE OF, (50 FEET RIGHT OF WAY) ENTERPRISE DRIVE, SAID MONUMENT BEING AT THE TERMINUS OF A CURVE CONNECTION THE SAID WESTERLY LINE OF ENTERPRISE DRIVE WITH THE SOUTHERLY LINE OF, (50 FEET RIGHT OF WAY) MORGAN LANE; THENCE RUNNING

1) SOUTH 03 DEGREES 31 MINUTES 45 SECONDS EAST A DISTANCE OF 177.22 FEET ALONG THE WESTERLY LINE OF ENTERPRISE DRIVE TO A MONUMENT FOUND AT A POINT OF CURVATURE; THENCE

2) STILL ALONG THE WESTERLY LINE OF ENTERPRISE DRIVE ALONG A CURVE TO THE LEFT, IN A SOUTHEASTERLY DIRECTION, HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 417.64 FEET TO A POINT AT THE DIVISION LINE BETWEEN LOTS 4.02 AND 4.04, BLOCK 11.03; THENCE

3) SOUTH 20 DEGREES 11 MINUTES 34 SECONDS WEST A DISTANCE OF 65.24 FEET ALONG THE DIVISION LINE BETWEEN LOTS 4.02 AND 4.04, BLOCK 11.03 TO A POINT AT THE DIVISION LINE BETWEEN LOTS 3.02 AND 4.02, BLOCK 11.03; THENCE

4) NORTH 69 DEGREES 48 MINUTES 26 SECONDS WEST A DISTANCE OF 714.43 FEET ALONG THE DIVISION LINE BETWEEN LOTS 3.02, 3.01, AND 4.02, BLOCK 11.03 TO A POINT IN THE EASTERLY LINE OF, (50 FEET RIGHT OF WAY) MORGAN LANE; THENCE

5) ALONG THE EASTERLY LINE OF MORGAN LANE ALONG A CURVE TO THE LEFT, IN A NORTHWESTERLY DIRECTION, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 57.70 FEET TO AN IRON PIN WITH CAP SET AT A POINT OF REVERSE CURVATURE; THENCE THE FOLLOWING 3 COURSES ALONG SAID EASTERLY LINE OF MORGAN LANE.

6) ALONG A CURVE TO THE RIGHT IN A NORTHWESTERLY DIRECTION, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 34.53 FEET TO AN IRON PIN WITH CAP SET AT A POINT OF TANGENCY; THENCE

7) NORTH 20 DEGREES 11 MINUTES 34 SECONDS EAST, A DISTANCE OF 190.00 FEET TO AN IRON PIN WITH CAP SET AT A POINT OF CURVATURE; THENCE

8) ALONG A CURVE TO THE RIGHT IN A NORTHEASTERLY DIRECTION, HAVING A RADIUS OF 185.00 FEET, AN ARC DISTANCE OF 232.50 FEET TO AN IRON PIN WITH CAP SET AT A POINT OF TANGENCY ALONG THE SOUTHERLY LINE OF MORGAN LANE; THENCE

9) SOUTH 87 DEGREES 48 MINUTES 00 SECONDS EAST A DISTANCE OF 224.47 FEET ALONG THE SOUTHERLY LINE OF MORGAN LANE TO AN IRON PIN WITH CAP SET AT A POINT OF CURVATURE; THENCE

10) ALONG A CURVE TO THE RIGHT IN A SOUTHEASTERLY DIRECTION, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 44.12 FEET TO THE POINT OR PLACE OF BEGINNING.

NOTE: FOR INFORMATIONAL PURPOSES ONLY: BEING LOT 4.02 BLOCK 11.03 ON A TAX MAP OF THE TOWNSHIP OF PLAINSBORO COUNTY OF MIDDLESEX.

THIS SURVEY HEREBY CERTIFIED TO:

- PRL 104 MORGAN, LLC
- PRINCETON RESEARCH LANDS, INC.
- THE BANK OF PRINCETON
- WILL WALLACK LLP
- FIRST AMERICAN TITLE INSURANCE COMPANY
- ARCHIBALD S. REID, ESQ

TITLE COMMITMENT NO. 3471-2093352-PRC SCHEDULE B - SECTION II EXCEPTIONS FORM COVERAGE

EXCEPTION 8 - DETENTION BASIN EASEMENT, 20 FOOT WIDE DRAINAGE EASEMENT, AND 5 FOOT WIDE UTILITY EASEMENT AS REFERENCED IN DEED BOOK 4862 PAGE 139, AS PLOTTED
EXCEPTION 10 - UTILITY EASEMENT RECORDED IN DEED BOOK 3335 PAGE 548. NOT PLOTTABLE
EXCEPTION 11 - UTILITY EASEMENT RECORDED IN DEED BOOK 3357 PAGE 451. AS PLOTTED
EXCEPTION 12 - CONSERVATION AND MAINTENANCE AGREEMENT IN DEED BOOK 4795 PAGE 297. NOT PLOTTABLE
EXCEPTION 13 - STORMWEATHER MAINTENANCE AGREEMENT IN DEED BOOK 4807 PAGE 182. NOT PLOTTABLE
EXCEPTION 14 - SUBJECT TO THE FOLLOWING AS SHOWN AND/OR SET FORTH ON FILED MAP #5109 FILE #975:
A) 5 FOOT WIDE UTILITY EASEMENT AS PLOTTED
B) 20 FOOT WIDE DRAINAGE EASEMENT AS PLOTTED
C) DETENTION BASIN EASEMENT AS PLOTTED
EXCEPTION 15 - SIDEWALK EASEMENT AGREEMENT RECORDED IN DEED BOOK 6274 PAGE 311. AS PLOTTED
EXCEPTION 16 - GRANT OF EASEMENT TO PUBLIC SERVICE ELECTRIC AND GAS COMPANY RECORDED IN DEED BOOK 6350 PAGE 523. AS PLOTTED

PARKING SPACES :

REGULAR PARKING SPACES = 185
HANDICAP PARKING SPACES = 8
TOTAL PARKING SCAPES = 193

ACREAGE SUMMARY :

BLOCK-2001, LOT-23 _ _ _ _ _ _ _ _ _ _ _ 5.75 Ac. 250,224 S.F.

PLAINSBORO TOWNSHIP TAX MAP INFORMATION

BLOCK _ 2001
LOTS _ 23
TAX MAP _ 20

RECORD DEED INFORMATION

LOT-23, BLOCK-2001
DEED BOOK _ 5059P
PAGE _ 812

GENERAL NOTES:

1. *THIS MAP REFLECTS EXISTING SITE CONDITIONS AS THE RESULT OF A FIELD SURVEY PERFORMED BY VAN CLEEF ENGINEERING ASSOCIATES ON OCT. 16, 2015.*
2. *THIS PLAN IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).*
3. *LOCATION OF ABOVE GROUND UTILITIES AS SHOWN.*
4. *NO CERTIFICATION IS MADE BY VCEA AS TO THE ACTUAL UNDERGROUND POSITION OF ANY UTILITIES OR TO THE COMPLETENESS AND/OR ACCURACY OF UTILITY INFORMATION PROVIDED BY OTHERS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND ELEVATION OF ALL UNDERGROUND AND ABOVE GROUND UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION ON THIS PROJECT. THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION OF ANY CONFLICTS.*
5. *IT IS IMPERATIVE THAT UTILITY COMPANIES ARE NOTIFIED PRIOR TO ANY EXCAVATION AND/OR CONSTRUCTION. CALL 1-800-272-1000 TO ORDER UTILITY MARKOUTS.*
6. *A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d)."*
7. *DATUM USED IS NJSPCS NAD27 AS DETERMINED FROM REFERENCE MAPS..*
8. *THE SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE PREMISES.*
9. *ALL UTILITIES ENTER THE SUBJECT PROPERTY FROM EITHER A PUBLIC RIGHT OF WAY OR A RECORDED EASEMENT.*
10. *THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, AND NO ENCROACHMENTS ONTO SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.*
11. *SAID DESCRIBED PROPERTY IS MOSTLY LOCATED WITHIN ZONE X (AREAS TO BE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) A PORTION OF THE SOUTHEAST CORNER OF THE PROPERTY IF IN THE AE ZONE (SPECIAL FLOOD HAARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) AS SHOWN ON PANEL 229 OF 286 MAP NO. 34023C0229F EFFECTIVE DATE JULY 6, 2010.*
12. *THE PROPERTY HAS DIRECT ACCESS FROM ENTERPRISE DRIVE AND MORGAN LANE A PUBLIC STREET OR HIGHWAY.*
13. *THE PROPERTY DEPICTED ON THIS SURVEY IS SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT*

ZONING INFORMATION

PCD ZONE - PLANNED UNIT DEVELOPMENT
(SEE CURRENT TOWNSHIP ZONING FOR DETAILS)

NEW JERSEY ONE CALL 811 Know what's below. Call before you dig. or 1-800-272-1000
TO LOCATE UNDERGROUND UTILITIES
IF YOU'RE GOING TO DIG, BLAST OR DRILL THREE (3) WORKING DAYS NOTICE
REMEMBER IT'S THE LAW!
Dig Safely.

ONE CALL
NEW JERSEY UNA LLAMADA
LLAME ANTES DE EXCAVAR
811
OR
1-800-272-1000
PARA LOCALIZAR LAS UTILIDADES SUBTERRANEAS SI LISTED UN A ESCAVAR, ESTILLAR O TALADRAR, DE AVISO TRES (3) DIAS DE TRABAJO EN ANTICIPACION
RECUERDE ES LA LEY!
EXCAVE CON SEGURIDAD
Dig Safely.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

SURVEYORS STATEMENT:

TO PRINCETON RESEARCH LANDS, INC., PRL 104 MORGAN, LLC, PRINCETON RESEARCH LANDS, INC. THE BANK OF PRINCETON, WILL WALLACK LLP, FIRST AMERICAN TITLE INSURANCE COMPANY AND ARCHIBALD S. REID, ESQ

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(a), 7(b) (1) and 7(c), 8, 9, 11 (a), 13, 14, 16, 17, 18 and 20(a). OF TABLE A THEREOF. FIELD WORK WAS COMPLETED ON OCT. 16, 2015, DATE OF PLAT OR MAP: NOV. 17, 2015.

SURVEYOR:

Van Cleef ENGINEERING ASSOCIATES

WILLIAM SCHINDLER, JR., LICENSED SURVEYOR
4 AAA DRIVE, SUITE 103, HAMILTON, NJ 08691
EMAIL: VCSNJ@VCEA.ORG WEB: WWW.VCEA.ORG
PHONE (609) 689-1100 FAX (609) 689-1120

BY: 11/17/2015
WILLIAM SCHINDLER, JR.
NEW JERSEY PROFESSIONAL LAND SURVEYOR LICENSE NO. 27188

REVISIONS	AUTH.	DATE		
			DATE:	NOV. 17, 2015
			SCALE:	1"= 50'
			DESIGNED BY:	---
			DRAWN BY:	R.D.K./R.R.F.
			CHECKED BY:	W.S.
			JOB NO.	15-02-PLB

BY: 11/17/2015
WILLIAM SCHINDLER, JR.
NEW JERSEY PROFESSIONAL LAND SURVEYOR LICENSE NO. 27188

Van Cleef ENGINEERING ASSOCIATES
Consulting Civil Engineering
Environmental Engineering
Municipal Engineering
Land Surveying
Professional Planning
Landscape Architecture
OFFICES THROUGHOUT NJ, EASTERN PA, AND DE
SOUTHCENTRAL NEW JERSEY OFFICE
4 AAA DRIVE, SUITE 104, HAMILTON, NJ 08691
EMAIL: VCSNJ@VCEA.ORG WEB: WWW.VCEA.ORG
PHONE (609) 689-1100 FAX (609) 689-1120
NJ LLC CERT. No. 24GA28132300

MAP OF ALTA/ACSM BOUNDARY SURVEY

FOR

BLOCK 2001, LOT 23
104 MORGAN LANE
SITUATE IN
PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY

1/1

FILE SCANNED MAPS

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