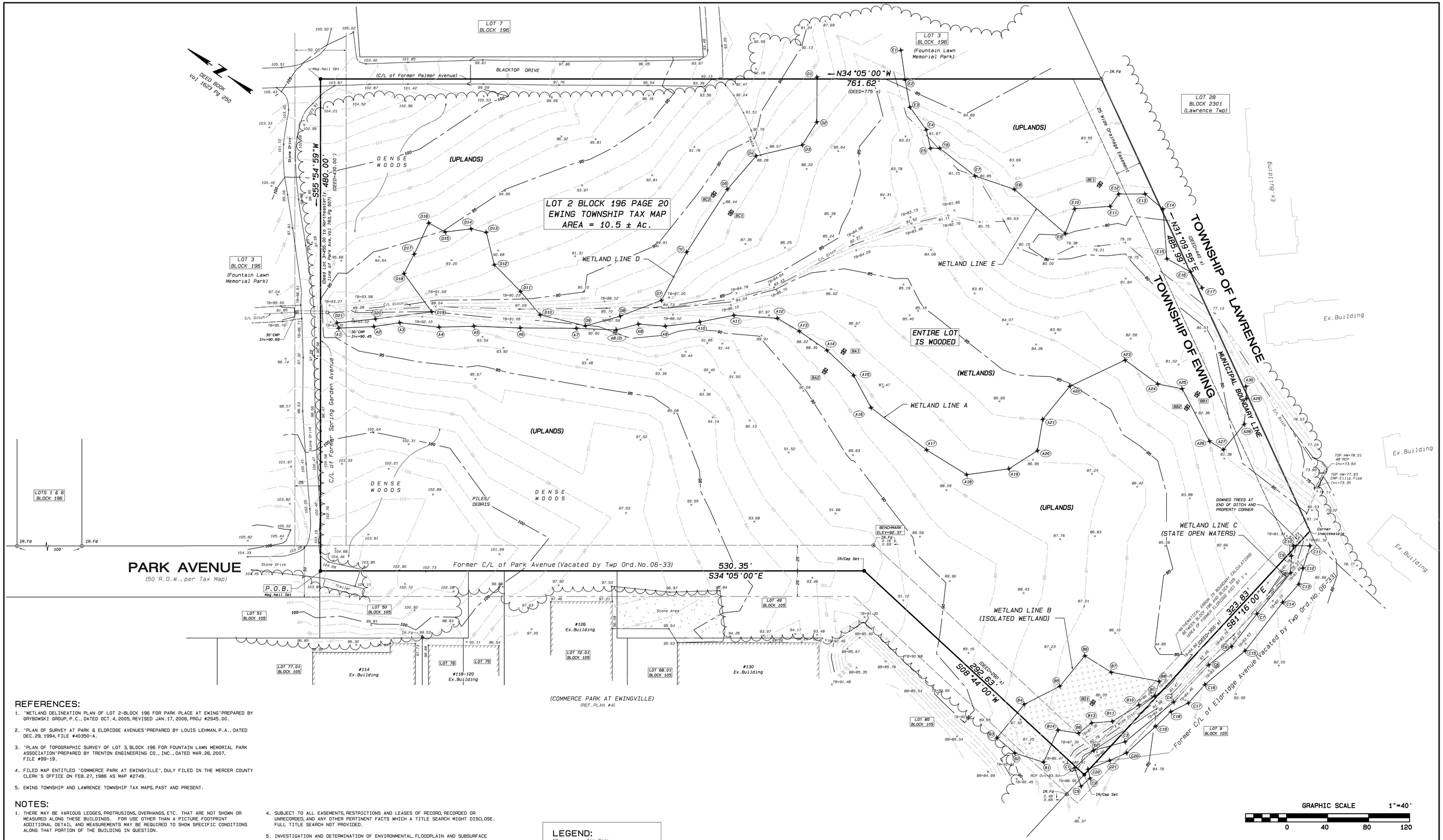

REFERENCES:

1. "WETLAND DELINEATION PLAN OF LOT 2-BLOCK 196 FOR PARK PLACE AT EWING"PREPARED BY GRYBOWSKI GROUP, P.C., DATED OCT. 4, 2005, REVISED JAN. 17, 2006, PROJ #2945.00.
2. "PLAN OF SURVEY AT PARK & ELDRIDGE AVENUES"PREPARED BY LOUIS LEHMAN, P.A., DATED DEC. 29, 1994, FILE #40350-A.
3. "PLAN OF TOPOGRAPHIC SURVEY OF LOT 3, BLOCK 196 FOR FOUNTAIN LAWN MEMORIAL PARK ASSOCIATION"PREPARED BY TRENTON ENGINEERING CO., INC., DATED MAR. 26, 2007. FILE #99-19.
4. FILED MAP ENTITLED "COMMERCE PARK AT EWINGVILLE", DULY FILED IN THE MERCER COUNTY CLERK'S OFFICE ON FEB. 27, 1986 AS MAP #2749.
5. EWING TOWNSHIP AND LAWRENCE TOWNSHIP TAX MAPS, PAST AND PRESENT.

NOTES:

1. THERE MAY BE VARIOUS LEDGES, PROTRUSIONS, OVERHANGS, ETC. THAT ARE NOT SHOWN OR MEASURED ALONG THESE BUILDINGS. FOR USE OTHER THAN A PICTURE FOOTPRINT ADDITIONAL DETAIL AND MEASUREMENTS MAY BE REQUIRED TO SHOW SPECIFIC CONDITIONS ALONG THAT PORTION OF THE BUILDING IN QUESTION.
2. THIS PLAN PREPARED FOR A FEE FOR THE PERSONS AND PURPOSES INDICATED HEREON. ANY OTHER USE OF THIS PLAN (OR COPIES, OR ALTERATIONS OF IT NOT IMPRESSED WITH THE SEAL OF THE LICENSED INDIVIDUAL WHO PREPARED THIS PLAN) IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
3. UTILITY STATEMENT: THE UNDERGROUND UTILITIES AND STRUCTURES AS SHOWN HEREON HAVE BEEN LOCATED FROM PHYSICAL MARKINGS ON THE GROUND BY VARIOUS UTILITY COMPANIES, FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES OR STRUCTURES SHOWN COMPRISE ALL SUCH UNDERGROUND FEATURES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND FEATURES WHICH ARE SHOWN AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. PRIOR TO ANY DESIGN OR CONSTRUCTION, THE UNDERGROUND UTILITY MARKOUT NUMBER (800-272-1000) SHALL BE CALLED.
4. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND LEASES OF RECORD, RECORDED OR UNRECORDED, AND ANY OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE. FULL TITLE SEARCH NOT PROVIDED.
5. INVESTIGATION AND DETERMINATION OF ENVIRONMENTAL, FLOODPLAIN AND SUBSURFACE CONDITIONS WERE NOT PART OF THIS PROJECT OR CONTRACT. ACCORDING TO THE FEMA FIRM MAP PANEL 34021C0019F, EFFECTIVE JULY 20, 2016, THIS PROPERTY IS SCALED TO BE IN ZONE X, AREAS OF MINIMAL FLOODING.
6. HORIZONTAL DATUM: DEED BOOK VOLUME 1623, PAGE 250.
7. ALL WETLAND AND SOIL BORING INFORMATION HAS BEEN REPRODUCED BASED ON REFERENCE PLAN #1.
8. VERTICAL DATUM: NAVD 88 VIA GNSS OBSERVATIONS, BENCHMARK LOCATED ON SITE: IRON ROD FOUND AT ANGLE POINT OF THE FORMER EASTERLY LINE OF PARK AVE, ELEVATION=92.37', AS SHOWN ON PLAN.
9. PROPERTY CORNERS FOUND, OR SET, AS SHOWN, IF ACCESSIBLE.
10. MONUMENTATION FOR BLOCK 196 AND THE MONUMENTATION FOR COMMERCE PARK AT EWINGVILLE CREATE A GAP IN COVERAGE BY APPROX. 0.60'±.

LEGEND:

TB	=	Top Bank
BB	=	Bottom Bank
C/L	=	Centerline
CMP	=	Corr.Metal Pipe
RCP	=	Reinf.Conc.Pipe
IR.Fd	=	Iron Rod Found
CO	=	Cleanout
HW	=	Headwall
Inv	=	Invert
Ovt	=	Overt
P.O.B.	=	Point of Beginning
R.O.W.	=	Right of Way
⊠ A14	=	Wetland Marker
BA1	=	Boring Location

NO.	DATE	DESCRIPTION

REVISIONS

TRENTON ENGINEERING CO., INC.
PROFESSIONAL ENGINEERS, PLANNERS AND LAND SURVEYORS
ESTABLISHED 1907
2193 SPRUCE STREET TRENTON, N.J. 08638
TEL. NO. 609-882-0616
FAX. NO. 609-882-6004
D.F. STRATTON, L.S. N.J.-27523 P.P.N.J.-5021
C.W. STRATTON, L.S. N.J.-43355
CRAIG W. STRATTON
N.J. PROFESSIONAL LAND SURVEYOR
No. 43355
DATE 7/14/23

TOPOGRAPHIC SURVEY

of

Lot 2, Block 196

for

C.H.B. Corporation

in

TOWNSHIP OF EWING
MERCER CO., NEW JERSEY

CERTIFICATE OF AUTHORIZATION NO. 24GA28052600

TAX MAP DATA

LOT	BLOCK	PAGE
2	196	20

DATE 7/14/23
INV. 44683
DRAWN BY: BDS
SCALE 1"=40'
FB. PG.
FILE 108-54

F:\wjobs\PARK AVENUE CHB CORPORATION\SURVEY LOT 2 BLOCK 196.pro

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