

SITE INFORMATION

N/F: CAPRI ASSOCIATES LLC
MARNE HIGHWAY & MT HOLLY BYPASS
HAINESPORT, BURLINGTON COUNTY, NEW JERSEY 8048
TOTAL AREA:
49,452 SQ FEET, OR 1.135 ACRES ±
APN: 0316_24.02_12.04

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1(M)	49.50'	90.02'	N 19°43'46" E	78.12'	104°12'05"
C1(R)	49.50'	90.02'	N/A	N/A	N/A

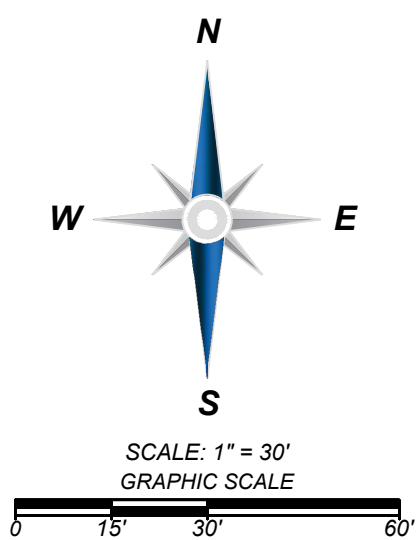
LINE TABLE

LINE	BEARING	DISTANCE
L1(M)	S 17°45'43" E	46.00'
L1(R)	S 17°45'43" E	46.00'
L2(M)	S 60°22'54" W	19.10'
L2(R)	S 58°34'44" W	19.10'
L3(M)	S 17°45'43" E	14.90'

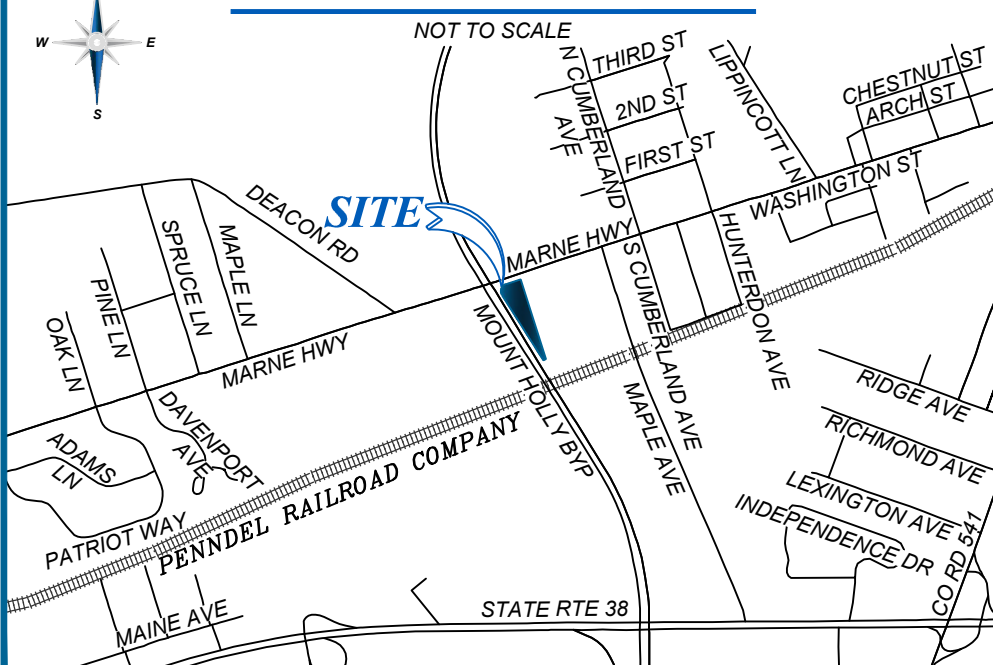
ALTA/NSPS LAND TITLE SURVEY

MARNE HIGHWAY & MT HOLLY BYPASS

HAINESPORT, BURLINGTON COUNTY, NEW JERSEY 8048



VICINITY MAP



LEGEND & SYMBOLS

- FOUND MONUMENT AS-NOTED
- SET MONUMENT AS-NOTED
- COMPUTED POINT
- TEMPORARY BENCHMARK (TBM)
- SANITARY SEWER MANHOLE (SMH)
- STORM SEWER MANHOLE (DMH)
- CLEAN-OUT
- GRADED INLET (GI)
- DRAINAGE OUTLET AS-NOTED
- UTILITY POLE
- LIGHT POLE
- GUY ANCHOR
- ELECTRICAL MANHOLE
- TELEPHONE MANHOLE
- ELECTRICAL VAULT
- ELECTRICAL METER
- FIRE HYDRANT
- WATER METER
- WATER METER
- TRAFFIC SIGNAL POST
- SIGN
- MEASURED/CALCULATED DIMENSION
- RECORD DIMENSION
- CENTERLINE
- RIGHT-OF-WAY
- NOW OR FORMERLY
- P.O.B. POINT OF BEGINNING
- SQUARE FEET
- BACK OF CURB
- FLOW LINE
- EDGE OF ASPHALT
- TOP OF CONCRETE
- EDGE OF CONCRETE
- BOTTOM OF BANK
- TOP OF BANK
- RIP-RAP
- NATURAL GROUND
- CROWN OF ROAD
- REINFORCED CONCRETE PIPE
- POLYVINYL CHLORIDE PIPE
- CORRUGATED PLASTIC PIPE
- DUCTILE IRON PIPE
- PROPERTY LINE
- CENTERLINE RIGHT-OF-WAY
- RIGHT-OF-WAY
- OVERHEAD UTILITY LINE
- UNDERGROUND ELECTRICAL LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND WATER LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- GUARDRAIL
- RAILROAD

INVERT INFORMATION

SMH NO. 1 RIM ELEVATION: 40.65' INVERT SE (16" DIP): 36.2' INVERT NW (16" DIP): 36.2'	GI NO. 1 RIM ELEVATION: 40.24' INVERT SE (15" RCP): 33.9' INVERT NW (15" RCP): 33.9'	DMH NO. 1 RIM ELEVATION: 40.60' INVERT SE (15" RCP): 34.7'
SMH NO. 2 RIM ELEVATION: 41.13' UNABLE TO OPEN DUE TO TRAFFIC	GI NO. 2 AWAITING TRAFFIC CONTROL	DMH NO. 2 RIM ELEVATION: 42.92' INVERT NE (24" CPP): 30.1' INVERT SW (24" CPP): 30.1'
SMH NO. 3 RIM ELEVATION: 41.78' INVERT E (4" PVC): 34.8' INVERT SE (8" PVC): 34.8' INVERT SW (8" PVC): 34.8' INVERT NW (8" PVC): 34.8'	GI NO. 3 RIM ELEVATION: 39.99' UNABLE TO OPEN DUE TO TRAFFIC	DMH NO. 3 RIM ELEVATION: 41.10' INVERT NE (24" CPP): 30.0' INVERT SW (24" CPP): 30.0'
SMH NO. 4 RIM ELEVATION: 42.35' INVERT NE (8" PVC): 35.5' INVERT W (8" PVC): 35.5'	GI NO. 4 RIM ELEVATION: 40.45' INVERT N (18" CPP): 35.4'	DMH NO. 4 RIM ELEVATION: 41.27' INVERT NE (30" CPP): 29.8' INVERT S (18" CPP): 29.8' INVERT SW (24" CPP): 29.8'
GI NO. 5	GI NO. 5 RIM ELEVATION: 41.89' INVERT NE (15" CPP): 38.4'	DMH NO. 5 RIM ELEVATION: 40.53' INVERT N (24" CPP): 34.4'
GI NO. 6	GI NO. 6 RIM ELEVATION: 40.59' INVERT SW (15" RCP): 36.9'	DMH NO. 6 AWAITING TRAFFIC CONTROL
GI NO. 7	GI NO. 7 RIM ELEVATION: 41.08' INVERT NE (15" CPP): 36.4' INVERT SE (16" RCP): 26.0' INVERT SW (24" CPP): 33.3' INVERT NW (36" RCP): 26.0'	

GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS. (SURVEYOR NOTES THE EAST ADJOINING PROPERTY WAS OBSERVED TO BE AN ACTIVE CEMETERY.)
- COMPLETED FIELD WORK WAS MAY 12TH, 2024.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENTS.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF MARNE HIGHWAY AND MT HOLLY BYPASS, WHICH ABUTS THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
- SURVEYOR NOTES THAT THE PROPERTY ABUTS THE RIGHT-OF-WAY(S) OF MARNE HIGHWAY AND MT HOLLY BYPASS, EACH BEING A PUBLICLY DEDICATED RIGHT-OF-WAY. ACCESS TO THE RIGHT-OF-WAY MAY BE SUBJECT TO OTHER AGREEMENTS OR PROPER GOVERNMENTAL APPROVALS.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED NEW JERSEY ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO, TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT AFFECTS THE SUBJECT PROPERTY. SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM BURLINGTON COUNTY GIS.
- THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
- AT THE TIME OF SURVEY THERE WERE NO BUILDINGS OBSERVED ON THE SUBJECT PROPERTY.
- ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POST PROCESSING WITH ORIGINATING BENCHMARK PID: DM7235. VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAV88) IN US SURVEY FEET. CONTOURS SHOWN ARE 1 FOOT INTERVALS.
BENCHMARK PID: DM7235
DESIGNATION: 3 P 3
PUBLISHED ELEVATION: 40.64'
MONUMENT DESCRIPTION: SURVEY DISK, SET IN A MAT FOUNDATION, TRAFFIC SIGNAL BASE
STAMPING: 3 P 3 2008
- A PRIVATE UTILITY LOCATE WAS CONDUCTED ON THE SUBJECT PROPERTY BY BLEW & ASSOCIATES ON 05/06/2024.

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED:
AWAITING ZONING REPORT

ITEM	REQUIRED	OBSERVED
PERMITTED USE		VACANT
MIN. SETBACKS FRONT		N/A
MIN. SETBACKS SIDE		N/A
MIN. SETBACKS REAR		N/A
MAX. BUILDING HEIGHT		N/A
MIN. LOT AREA		49,452 SQ FT
MIN. LOT WIDTH		100.42'
MAX. BLDG COVERAGE		N/A
PARKING REGULAR		N/A
PARKING HANDICAP		N/A
PARKING TOTAL		N/A

PARKING INFORMATION:

TEMPORARY BENCHMARK INFORMATION

TBM#-1 SET MAG-NAIL NORTHING: 420741.18 EASTING: 405935.81 ELEVATION: 40.19'	TBM#-2 SET SPIKE-NAIL NORTHING: 420824.06 EASTING: 405903.20 ELEVATION: 41.30'
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FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 34005C0256F, WHICH BEARS AN EFFECTIVE DATE OF 12/21/2017 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

PARKING INFORMATION

THERE WERE NO DESIGNATED STRIPED PARKING SPACES OBSERVED AT THE TIME OF SURVEY.

SIGNIFICANT OBSERVATIONS

FENCE APPEARS TO CROSS PROPERTY LINE BY AS MUCH AS 2.6'.

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, UTILITY MAP DRAWINGS, PRIVATE UTILITY LOCATE (PUL) CONDUCTED BY BLEW & ASSOCIATES AND ONE-CALL UTILITY LOCATE REQUEST. BLEW & ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL NEW JERSEY ONE-CALL AT 800-372-1000 OR 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES BEFORE DIGGING.
DIG TICKET NUMBER: BLEW & ASSOCIATES WAS UNABLE TO SUBMIT A DIG TICKET DUE TO NEW JERSEY REQUIRING A VALID PHYSICAL ADDRESS TO SUBMIT A DIG TICKET.

(SURVEYOR NOTES AT THE TIME OF PRELIMINARY SURVEY THE UTILITY INFORMATION WITHIN THE PUBLIC RIGHT-OF-WAY WAS INACCESSIBLE. BLEW & ASSOCIATES ARE AWAITING ASSISTANCE FROM TRAFFIC CONTROL.)

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME PROPERTY AS DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT FILE NO. NJ-301866-24/NLT-34666-NJ-24, WITH A COMMITMENT DATE OF MARCH 24, 2024.

SCHEDULE A-5 DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND AND PREMISES, SITUATE, LYING AND BEING IN THE TOWNSHIP OF HAINESPORT, COUNTY OF BURLINGTON AND STATE OF NEW JERSEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT CORNER TO LOTS 12.04 AND 13 IN THE SOUTHEASTERLY LINE OF MARNE HIGHWAY ALSO KNOWN AS COUNTY ROUTE NO. 537 (VARIABLE WIDTH) (46 FEET FROM CENTER LINE) BEING FOLLOWING TWO COURSES FROM THE CENTER LINE OF MARNE HIGHWAY AND THE CENTER LINE BASELINE OF MOUNT HOLLY BYPASS ALSO KNOWN AS COUNTY ROUTE NO. 541 (113 WIDE) AT THE STATION 82+67.17

COURSE A) ALONG THE CENTER LINE OF MARNE HIGHWAY NORTH 72 DEGREES 14 MINUTES 17 SECONDS EAST A DISTANCE OF 235.47 FEET TO A POINT;

COURSE B) SOUTH 17 DEGREES 45 MINUTES 43 SECONDS EAST A DISTANCE OF 46.00 FEET TO A POINT SOUTHEASTERLY LINE OF MARNE HIGHWAY TO THE POINT OF BEGINNING;

THENCE 1) ALONG THE LINE OF LOT 13 SOUTH 17 DEGREES 09 MINUTES 46 SECONDS EAST A DISTANCE OF 547.75 FEET TO A POINT IN THE LINE OF LOT 14;

THENCE 2) ALONG THE LINE OF LOT 14 SOUTH 58 DEGREES 34 MINUTES 44 SECONDS WEST A DISTANCE OF 19.10 FEET TO A POINT IN THE NORTHEASTERLY LINE OF MOUNT HOLLY BYPASS;

THENCE 3) ALONG THE LINE OF MOUNT HOLLY BYPASS NORTH 31 DEGREES 57 MINUTES 37 SECONDS WEST A DISTANCE OF 506.04 FEET TO A POINT OF CURVATURE;

THENCE 4) ALONG AN ARC CURVING TO THE RIGHT OF A RADIUS OF 49.50 FEET AN ARC DISTANCE OF 90.02 FEET TO THE POINT OF TANGENCY IN THE SOUTHEASTERLY LINE OF MARNE HIGHWAY;

THENCE 5) ALONG THE SOUTHEASTERLY LINE OF MARNE HIGHWAY NORTH 72 DEGREES 14 MINUTES 17 SECONDS EAST A DISTANCE OF 100.42 FEET TO THE POINT AND PLACE OF BEGINNING.

NOTE FOR INFORMATION: BEING KNOWN AND DESIGNATED AS TAX LOT 12.04 IN BLOCK 24.02 FOR THE TOWNSHIP OF HAINESPORT, COUNTY OF BURLINGTON, STATE OF NEW JERSEY.

NOTE FOR INFORMATION: BEING COMMONLY KNOWN AS MARNE HIGHWAY, HAINESPORT, NEW JERSEY.

NOTES CORRESPONDING TO SCHEDULE B

11. AGREEMENT FOR SEWER EASEMENT AS SET FORTH IN DEED BOOK 4527 PAGE 281. (DOES NOT AFFECT, APPEARS TO FALL WEST OF THE SUBJECT PROPERTY)
12. EASEMENT AS SET FORTH IN DEED BOOK 4460 PAGE 102. (DOES NOT AFFECT, APPEARS TO FALL WEST OF THE SUBJECT PROPERTY)
13. SUBJECT TO TERMS AND CONDITIONS AS SET FORTH IN DEED BOOK 675 PAGE 365 AND DEED BOOK 639 PAGE 408. (DOES NOT AFFECT, APPEARS TO FALL EAST OF THE SUBJECT PROPERTY)

SURVEY PREPARED BY:
BLEW & ASSOCIATES NEW JERSEY LLC
3825 N. SHILOH DRIVE
FAYETTEVILLE, AR 72703

DATE	REVISION HISTORY	BY

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON WEST LINE OF THE SUBJECT PROPERTY ALSO BEING THE EASTERN RIGHT-OF-WAY LINE OF MT HOLLY BYPASS. THE BEARING IS DENOTED AS N13°22'02"W. PER GPS COORDINATE OBSERVATIONS NEW JERSEY STATE PLANE COORDINATE SYSTEM, NAD83.
LATITUDE = 39°59'17.5521"
LONGITUDE = -74°48'27.4809"
CONVERGENCE ANGLE = -00°11'51.70"

SURVEYOR'S CERTIFICATE

TO: OLD REPUBLIC 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, 10, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05/12/2024.

DATE OF PLAT OR MAP: 05/15/2024

PRELIMINARY

ROBERT J. WINNICKI
PROFESSIONAL LAND SURVEYOR NO. 24GSO4345900
STATE OF NEW JERSEY
C.O.A. 24G28378100

BLEW
Surveying | Engineering | Environmental
3825 N. SHILOH DRIVE, FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER:
24-1985.03

SURVEY REVIEWED BY:
J.M.C.

SURVEY DRAWN BY:
K.J.D. - 05/15/2024

SHEET:
1 OF 1