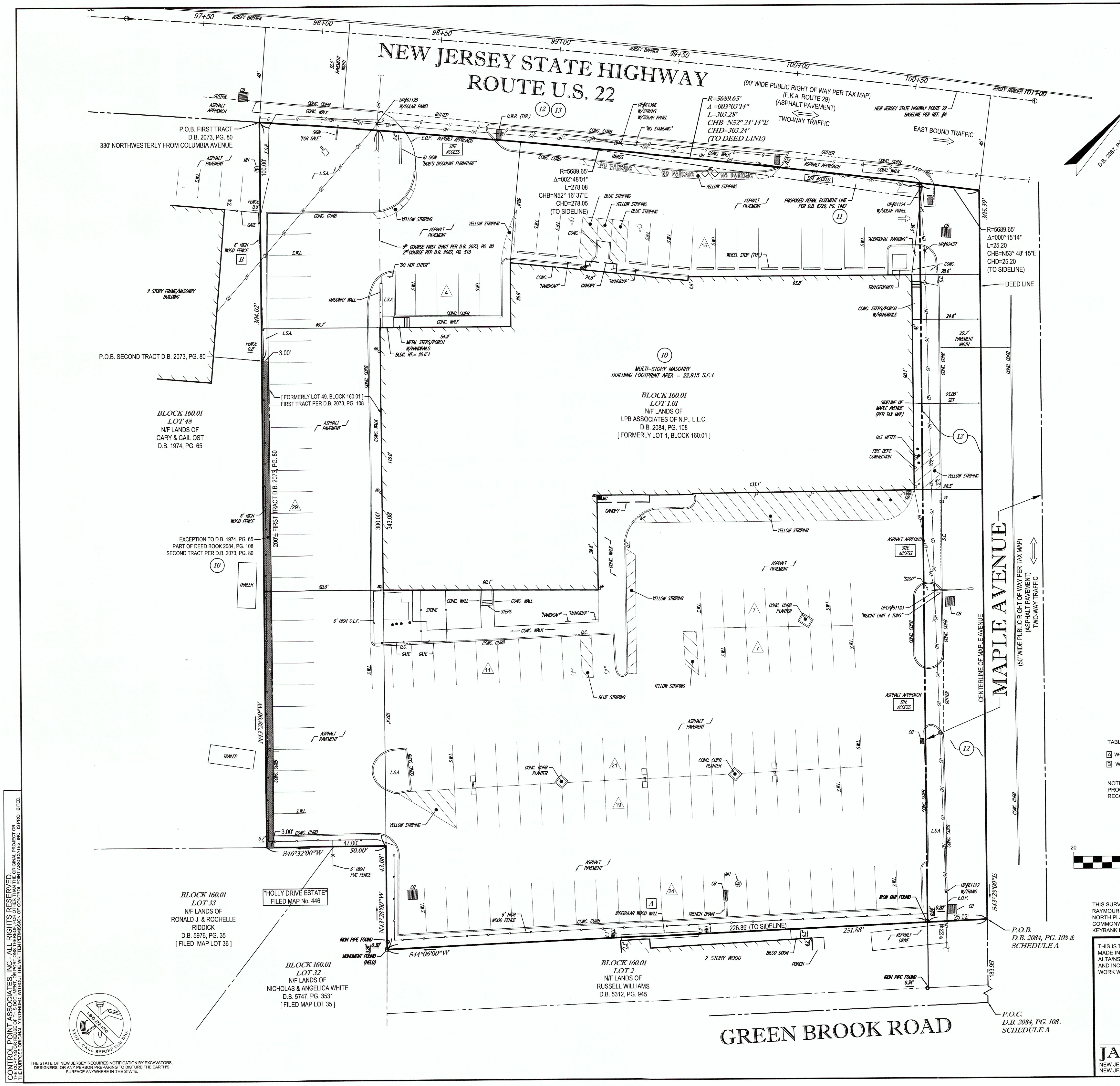


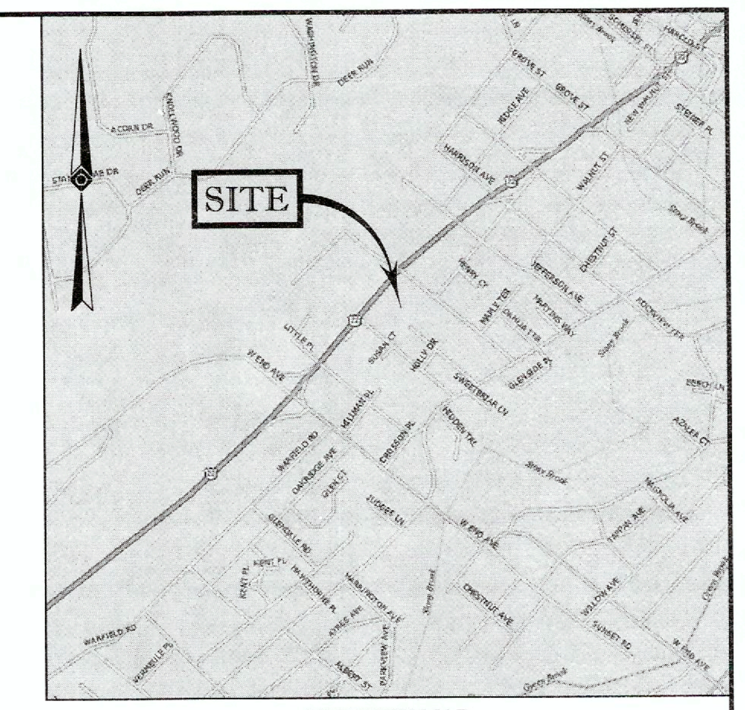


VICINITY MAP
©2008 DeLorme. Street Atlas USA
(NOT TO SCALE)

## LEGEND

| | |
|---|---|
| OH | OVERHEAD WIRES |
| G | APPROX. LOC. UNDERGROUND GAS LINE |
| WV | WATER VALVE |
| GV | GAS VALVE |
| GM | GAS METER |
| MH | UNKNOWN MANHOLE |
| P | PIPE |
| V# | VENT & NUMBER OF VENTS |
| RD | ROOF DRAIN |
| UP | UTILITY POLE |
| UPLP | UTILITY POLE/LIGHT POLE |
| | GUY WIRE |
| | AREA LIGHT |
| | CATCH BASIN OR INLET |
| | PAINTED ARROWS |
| | SIGN |
| ● | BOLLARD |
| C.L.F. | CHAIN LINK FENCE |
| L.S.A. | LANDSCAPED AREA |
| MC | METAL COVER |
| D.W.P. | DETECTABLE WARNING PAD |
| S.W.L. | SOLID WHITE LINE |
| S.Y.L. | SOLID YELLOW LINE |
| S.B.L. | SOLID BLUE LINE |
| (#) | TITLE REPORT EXCEPTION |
| 1.0' | OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE |
| △10 | PARKING SPACE COUNT |

PARKING TABULATION

| | |
|---|---|
| REGULAR SPACES | 133 SPACES |
| HANDICAP SPACES | 4 SPACES |
| TOTAL SPACES | 137 SPACES |

TABLE OF SIGNIFICANT OBSERVATIONS

[A] WOOD WALL 1.2' ONTO SUBJECT PROPERTY

[B] WOOD FENCE 0.8' ONTO LOT 48 BLOCK 160.01

NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELD WORK. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

THIS SURVEY IS CERTIFIED TO:
RAYMOURS FURNITURE COMPANY, INC
NORTH PLAINFIELD ROUTE 22, LLC
COMMONWEALTH LAND TITLE INSURANCE COMPANY
KEYBANK NATIONAL ASSOCIATION, AS AGENT

## NOTES:

1. PROPERTY KNOWN AS LOT 1.01, BLOCK 160.01 AS SHOWN ON THE OFFICIAL TAX ASSESSOR MAP FOR THE BOROUGH OF NORTH PLAINFIELD, SOMERSET COUNTY, NEW JERSEY.
2. TOTAL AREA = 96,935 S.F. OR 2.225 AC
   AREA TO THE SIDELINE OF MAPLE AVENUE = 89,246 S.F. OR 2.049 AC.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED, BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. 2017-80043, WITH AN EFFECTIVE DATE OF 01-19-2017. WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:

   (10) MEMORANDUM OF AGREEMENT OF LEASE BETWEEN LPB ASSOCIATES OF N.P., L.L.C. AND BOB'S DISCOUNT FURNITURE, LLC RECORDED SEPTEMBER 13, 2006 IN DEED BOOK 5940, PAGE 3332. - LEASE AGREEMENT DESCRIBES FORMER LOTS 1 AND 49, BLOCK 160.01 AND DESCRIBES MERGER INTO LOT 1.01, BLOCK 160.01.

   (11) DEED OF EASEMENT BETWEEN LPB ASSOCIATES OF N.P., L.L.C. AND THE STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION RECORDED JUNE 5, 2014 IN DEED BOOK 6720, PAGE 1487 - SHOWN HEREON ACROSS LOT 1.01, BLOCK 160.01.

   (12) RIGHTS OF OTHERS IN AND TO MAPLE AVENUE AND N.J.S.H. NO. 22. - BLANKET IN NATURE, MAPLE AVENUE AND NEW JERSEY STATE HIGHWAY ROUTE No. 22 SHOWN HEREON.

   (13) RIGHTS OF THE STATE OF NEW JERSEY TO LIMIT ACCESS ALONG N.J.S.H. NO. 22. - BLANKET IN NATURE, NEW JERSEY STATE HIGHWAY No. 22 SHOWN HEREON.
6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X OTHER AREAS (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. # 2.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
9. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003C c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d).
10. NO EVIDENCE OF A CEMETERY WAS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELD WORK.
11. ZONING INFORMATION NOT PROVIDED AS OF THE DATE SHOW HEREON.

## REFERENCES:


1. THE OFFICIAL TAX ASSESSOR'S MAP OF BOROUGH OF NORTH PLAINFIELD, SOMERSET COUNTY, NEW JERSEY, SHEET #49.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, BOROUGH OF NORTH PLAINFIELD, SOMERSET COUNTY, NEW JERSEY (ALL JURISDICTIONS) PANEL 177 OF 301", MAP NUMBER 34035C0177E, MAP REVISED: SEPTEMBER 28, 2007.
3. MAP ENTITLED "HOLLY DRIVE ESTATES SITUATED IN THE BOROUGH OF NORTH PLAINFIELD, SOMERSET COUNTY, NEW JERSEY", DATED JUNE 1956, PREPARED BY C.H. FIRSTBROOK, FILED IN THE SOMERSET COUNTY CLERKS OFFICE ON AUGUST 31, 1956 AS MAP #446.
4. MAP ENTITLED "NORTH PLAINFIELD ZONING MAP, SOMERSET COUNTY NEW JERSEY", PREPARED GROTTO ENGINEERING ASSOCIATES, LLC, DATED JANUARY 10, 2012.
5. MAP ENTITLED "BOUNDARY SURVEY OF PROPOSED LOT 1, BLOCK 160.01, BOROUGH OF NORTH PLAINFIELD, SOMERSET COUNTY, NEW JERSEY", PREPARED BY SURTECH, DATED 1996.
6. MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY LEVIN MANAGEMENT CORPORATION893 U.S. HIGHWAY ROUTE 22 WEST, LOT 2, BLOCK 159, NORTH PLAINFIELD, SOMERSET COUNTY, NEW JERSEY", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED JANUARY 21, 2000.


EXHIBIT "A"
LEGAL DESCRIPTION

BEGINNING AT A POINT IN THE CENTERLINE OF MAPLE AVENUE DISTANT 1,183.95 FEET NORTHWESTERLY ALONG SAID CENTERLINE OF MAPLE AVENUE FROM ITS INTERSECTION WITH THE CENTERLINE OF GREENBROOK ROAD AND RUNNING; THENCE

1. SOUTH 44 DEGREES 06 MINUTES 00 SECONDS WEST, 251.88 FEET TO A POINT; THENCE
2. PARALLEL WITH MAPLE AVENUE, NORTH 43 DEGREES 28 MINUTES 00 SECONDS WEST, 43.08 FEET TO A POINT; THENCE
3. SOUTH 46 DEGREES 32 MINUTES 00 SECONDS WEST, 50.00 FEET TO A POINT; THENCE
4. PARALLEL WITH MAPLE AVENUE, NORTH 43 DEGREES 28 MINUTES 00 SECONDS WEST, 304.02 FEET TO THE SOUTHEASTERLY SIDELINE OF N.J. STATE HIGHWAY #22 (90 FEET WIDE) FORMERLY DESIGNATED AS ROUTE #29; THENCE
5. ALONG THE SAME, ON A CURVE TO THE RIGHT WITH A RADIUS OF 5,689.65 FEET, AN ARC LENGTH OF 303.28 FEET AND A CENTRAL ANGLE OF 03 DEGREES 03 MINUTES 14 SECONDS TO THE AFORESAID CENTERLINE OF MAPLE AVENUE; THENCE
6. ALONG THE SAID CENTERLINE OF MAPLE AVENUE; SOUTH 43 DEGREES 28 MINUTES 00 SECONDS EAST, 305.39 FEET TO THE POINT OR PLACE OF BEGINNING.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS 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, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(b)(1), 7(a), 7(c), 8, 9 & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 1, 2017.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH A RAISED IMPRESSION SEAL

05-05-2017
DATE

JAMES D. SENS
NEW JERSEY PROFESSIONAL LAND SURVEYOR #24GS04322600
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

| | |
|---|---|
| FIELD DATE | 02-01-2017 |
| FIELD BOOK NO. | 17-01 |
| FIELD BOOK PG. | 20 |
| FIELD CREW | S.B./D.C. |
| DRAWN: | G.J.G. |

# ALTA/NSPS LAND TITLE SURVEY
# RAYMOUR & FLANIGAN FURNITURE

970 ROUTE 22 EAST
LOT 1.01, BLOCK 160.01
BOROUGH OF NORTH PLAINFIELD, SOMERSET COUNTY
STATE OF NEW JERSEY


CONTROL POINT ASSOCIATES, INC.
35 TECHNOLOGY DRIVE
WARREN, NJ 07059
908.668.0099 - 908.668.9595 FAX
WWW.CPASURVEY.COM

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MT. LAUREL, NJ 609.857.2099
MANHATTAN, NY 646.780.0411
LONG ISLAND, NY 631.580.2645
SOUTHBOROUGH, MA 508.948.3000


| REVIEWED: | APPROVED: | DATE | SCALE | FILE NO. | DWG. NO. |
|---|---|---|---|---|---|
| J.R.R. | J.D.S. | 05-05-2017 | 1"=20' | 01-170044 | 1 OF 1 |

STOP - CALL BEFORE YOU DIG! 1-800-272-1000

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