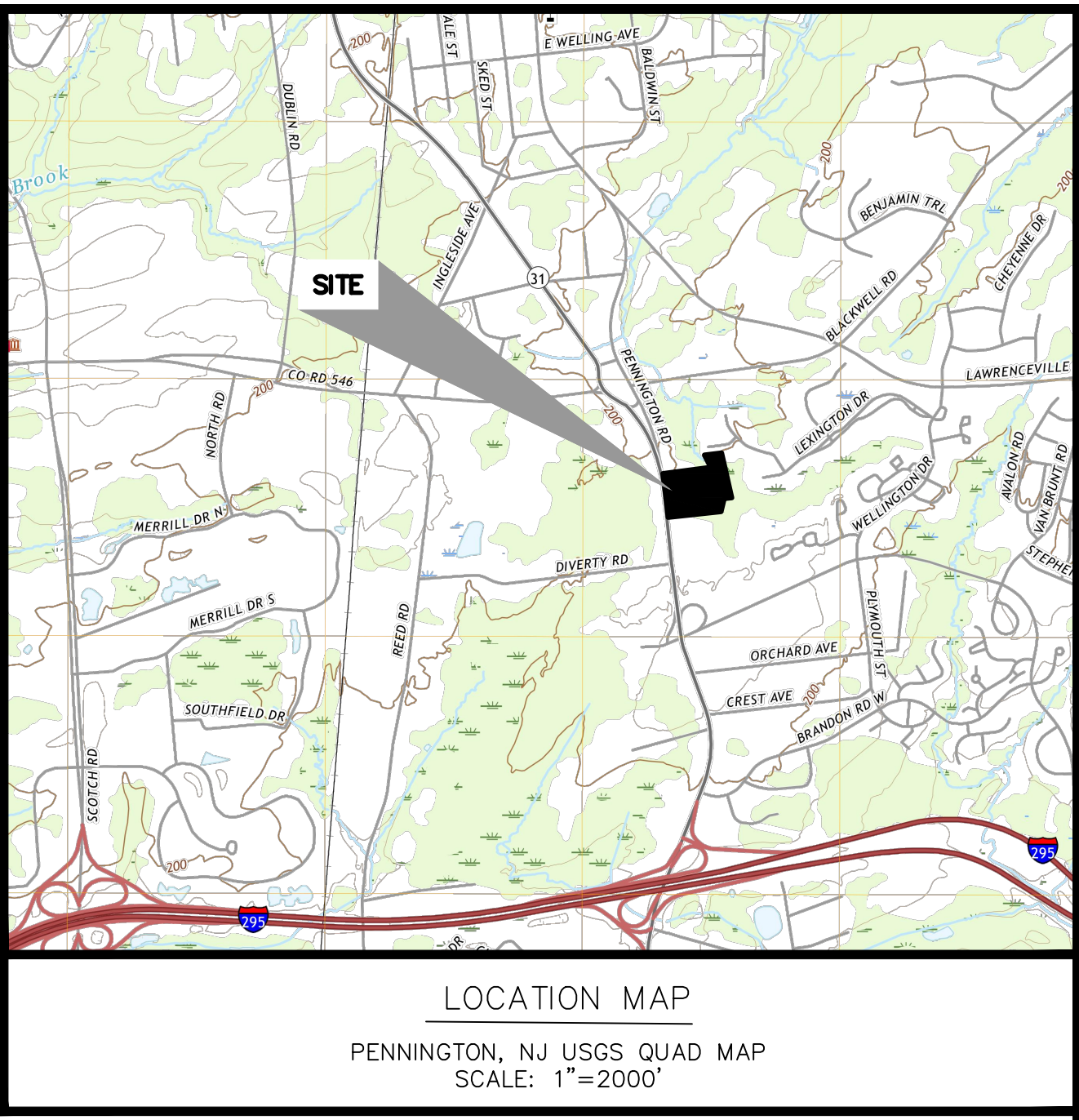
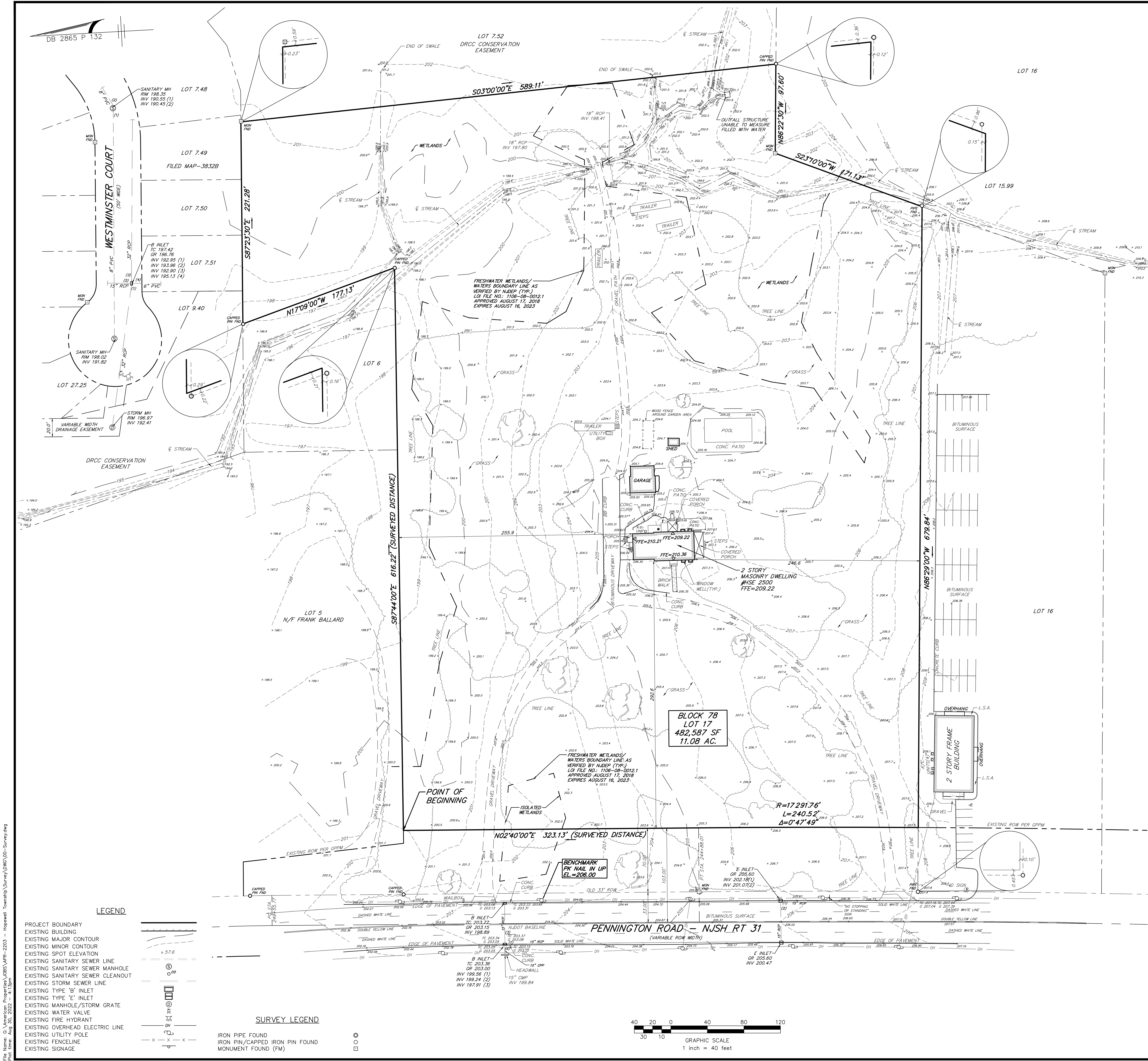




- MAP & DEED REFERENCES**
- VESTING DEED, DEED BOOK 2865, PAGE 132.
 - MAP ENTITLED "NEW JERSEY STATE HIGHWAY DEPARTMENT GENERAL PROPERTY PARCEL MAP, ROUTE 30, SECTION 2A, TOWNSHIP OF PENNINGTON, SHOWING EXISTING RIGHT OF WAY & PARCELS TO BE ACQUIRED IN TOWNSHIPS OF EWING AND HOPWELL, MERCER COUNTY", SHEET 6 OF 8, DATED SEPTEMBER 1945.
 - MAP ENTITLED "FINAL SUBDIVISION PLANS, FINAL PLAT - SECTION 3, SHEET 3 OF 3, OF LOTS 7, 9 & 27, BLOCK 78, FOR HOPWELL, HOPWELL TOWNSHIP, MERCER COUNTY, NEW JERSEY" PREPARED BY PRINCETON JUNCTION ENGINEERING, P.C., DATED JULY 17, 2002, MAP FILED IN THE MERCER COUNTY CLERK'S OFFICE ON OCTOBER 9, 2002, MAP #35328.
- GENERAL NOTES**
- PROPERTY BEING KNOWN AND DESIGNATED AS BLOCK 78, LOT 17 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE TOWNSHIP OF HOPWELL, MERCER COUNTY, NEW JERSEY (SHEET 20).
 - PROPERTY IS LOCATED IN OTHER AREAS ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBERED 34021C0116F HAVING AN EFFECTIVE DATE OF JULY 20, 2016.
 - ANY UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF VISIBLE SURFACE UTILITIES AND UTILITY MARK-OUTS FOUND IN THE FIELD. THE EXISTENCE AND/OR EXTENT OF THE UTILITIES CANNOT BE VERIFIED. OTHER UTILITIES MAY EXIST. ANY PERSON RELYING ON THIS INFORMATION MUST VERIFY INDEPENDENTLY THE LOCATION AND/OR EXISTENCE OF ANY AND ALL UTILITIES AFFECTING THE AREAS SHOWN HEREON. ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (800-272-1000) IN ACCORDANCE WITH THE UNDERGROUND FACILITIES CONTROL ACT LAW PRIOR TO ANY SUBSURFACE ACTIVITY.
 - A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (c.45:8-36.3) AND N.J.A.C. 13:40-5.1(i).
 - THE HORIZONTAL DATUM OF THIS PLAN IS REFERENCED TO DEED BOOK 2865, PAGE 132. THE MERIDIAN AND BEARINGS HEREON MAY NOT MATCH PRIOR RECORDS, DEEDS OR MAPS.
 - THE VERTICAL DATUM AND THE BENCHMARK SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AND IS BASED ON GPS OBSERVATIONS UTILIZING LEICA SMARTNET VRS NETWORK.
 - BUILDING TIES ARE TO THE MOST EXTERIOR BUILDING FACADE.
 - THIS SURVEY HAS BEEN PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY NEW VENTURE, TITLE AGENCY, LLC (ISSUING AGENT FOR FIRST AMERICAN TITLE) HAVING A FILE NO. NY-2355 AND A COMMITMENT DATE OF JUNE 3, 2022.
 - IF THIS DOCUMENT DOES NOT CONTAIN THE RAISED SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT A VALID COPY OF THE SURVEY AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN HEREON.
 - THE INFORMATION SHOWN HEREON DEPICTS THE CONDITIONS AS FOUND IN THE FIELD DURING JULY AND AUGUST, 2022.

SURVEY CERTIFICATION
THIS PLAN IS CERTIFIED TO:
AMERICAN PROPERTIES AT HOPWELL II LLC

I DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE ON JUNE 14-16, 21-23, 27-29, 2022, JULY 29, 2022, AUGUST 16, 2022, AND AUGUST 18, 2022, BY MYSELF OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS, AS OF THE DATE OF THE FIELD SURVEY, EXCEPTING SUCH IMPROVEMENTS AND/OR EASEMENTS BELOW THE SURFACE AND NOT VISIBLE. THIS DECLARATION IS GIVEN SOLELY TO THE PARTIES MENTIONED.

BOUNDARY AND TOPOGRAPHIC SURVEY BLOCK 78 LOT 17 TAX PLATE 20 2500 PENNINGTON ROAD SITUATED IN TOWNSHIP OF HOPWELL, MERCER COUNTY, NEW JERSEY		8/30/22 Date Suzanne E. Warren, P.L.S. PROFESSIONAL LAND SURVEYOR N.J. Lic. No. 026897900		DRAWN BY: JMA CHECKED BY: JMA RELEASED BY: SEW DATE: 08/30/2022 PROJECT No.: APR-2203 DRAWING NAME: 00-Survey.dwg		REVISIONS DATE DRAWN BY: CHECKED BY:	
MidAtlantic SURVEYING & MAPPING, LLC 1000 N. 10TH STREET, SUITE 200 WILMINGTON, DE 19801 Tel: 302.441.1400 Fax: 302.441.1401 www.midatlanticsurveying.com		Certificate of Authorization No. 24040818-000 Suzanne E. Warren, P.L.S. N.J. License No. 026897900 Professional Engineer Professional Land Surveyor		Sheet Number 1 OF 1			