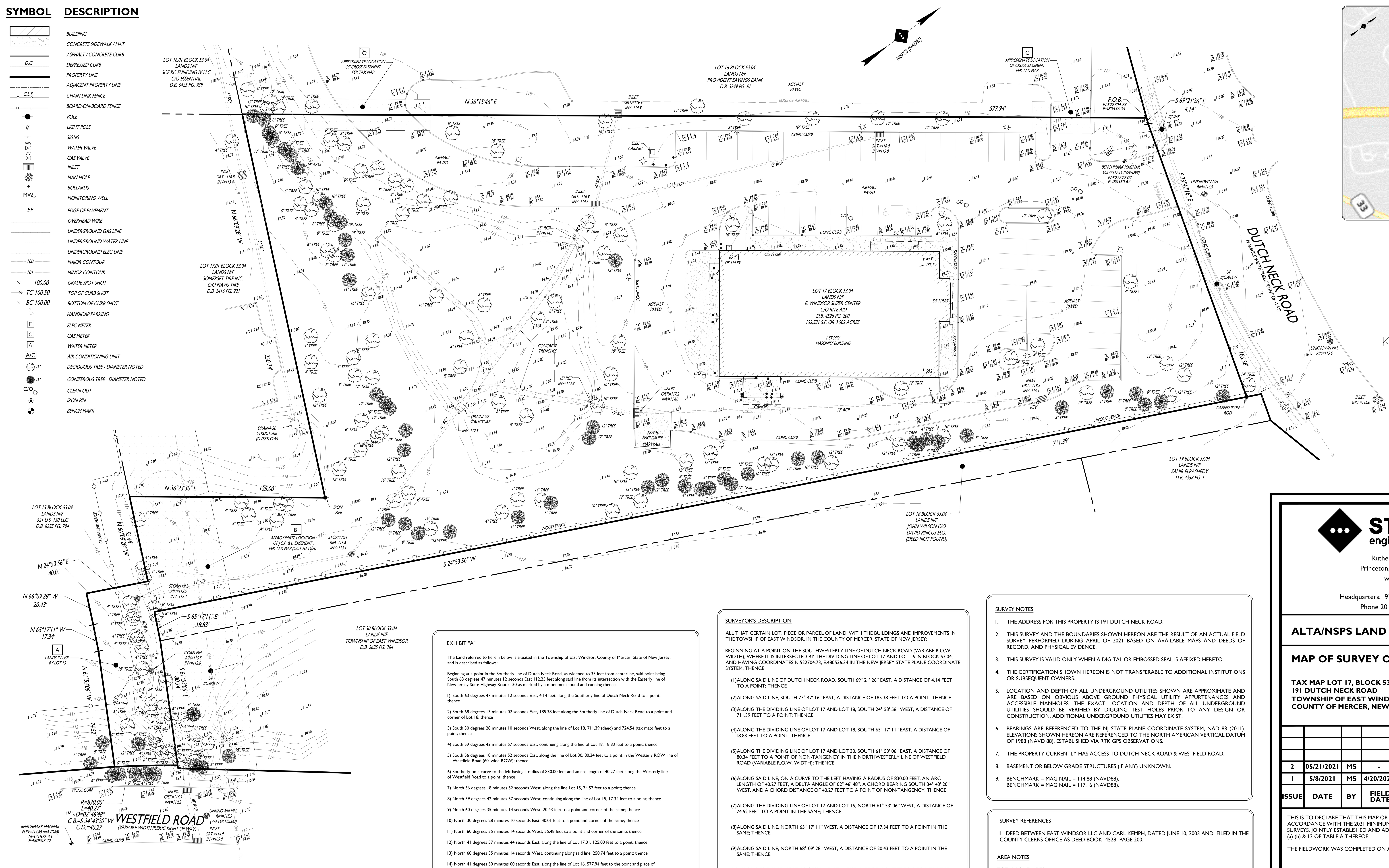

\\US.STONEFIELDENG.COM\SHARES\RUTHERFORD\RUT\2020\RUT-200102 DLC MANAGEMENT - 191 DUTCH NECK ROAD, EAST WINDSOR, NJ_SURVEYING\CADD\RUT-200102-USE_RECOVER.DWG

VICINITY MAP
NOT TO SCALE
(BING MAPS)

Know what's **below**
Call before you dig.

SIGNIFICANT OBSERVATIONS

- A LANDS IN USE BY LOT 15 PER OBSERVATION OF FENCE LINE
- B LANDS IN USE BY JERSEY CENTRAL POWER AND LIGHTING WITHOUT THE BENEFIT OF AN EASEMENT
- C CROSS ACCESS EASEMENTS WITH LOT 16 BLOCK 5304

30' 0' 30' 60'
GRAPHIC SCALE IN FEET
1" = 30'

EXHIBIT "A"

The Land referred to herein below is situated in the Township of East Windsor, County of Mercer, State of New Jersey, and is described as follows:

Beginning at a point in the Southerly line of Dutch Neck Road, as widened to 33 feet from centerline, said point being South 63 degrees 47 minutes 12 seconds East 112.25 feet along said line from its intersection with the Easterly line of New Jersey State Highway Route 130 as marked by a monument found and running thence:

1) South 63 degrees 47 minutes 12 seconds East, 4.14 feet along the Southerly line of Dutch Neck Road to a point; thence

2) South 68 degrees 13 minutes 02 seconds East, 185.38 feet along the Southerly line of Dutch Neck Road to a point and corner of Lot 18; thence

3) South 30 degrees 28 minutes 10 seconds West, along the line of Lot 18, 711.39 (deed) and 724.54 (tax map) feet to a point; thence

4) South 59 degrees 42 minutes 57 seconds East, continuing along the line of Lot 18, 18.83 feet to a point; thence

5) South 56 degrees 18 minutes 52 seconds East, along the line of Lot 30, 80.34 feet to a point in the Westerly ROW line of Westfield Road (60' wide ROW); thence

6) Southerly on a curve to the left having a radius of 830.00 feet and an arc length of 40.27 feet along the Westerly line of Westfield Road to a point; thence

7) North 56 degrees 18 minutes 52 seconds West, along the line Lot 15, 74.52 feet to a point; thence

8) North 59 degrees 42 minutes 57 seconds West, continuing along the line of Lot 15, 17.34 feet to a point; thence

9) North 60 degrees 35 minutes 14 seconds West, 20.43 feet to a point and corner of the same; thence

10) North 30 degrees 28 minutes 10 seconds East, 40.01 feet to a point and corner of the same; thence

11) North 60 degrees 35 minutes 14 seconds West, 55.48 feet to a point and corner of the same; thence

12) North 41 degrees 57 minutes 44 seconds East, along the line of Lot 17.01, 125.00 feet to a point; thence

13) North 60 degrees 35 minutes 14 seconds West, continuing along said line, 250.74 feet to a point; thence

14) North 41 degrees 50 minutes 00 seconds East, along the line of Lot 16, 577.94 feet to the point and place of beginning.

NOTE: FOR INFORMATION ONLY: Being Lot(s) 17, Block(s) 53.04; Tax Map of the Township of East Windsor, County of Mercer, State of New Jersey.

BEING THE SAME PROPERTY AS DESCRIBED IN A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE FILING NUMBER 3032-1059968, COMMITMENT DATE 3/30/2021.

SCHEDULE B - PART II EXCEPTIONS

10. Certificate of Declaration of Sundry Agreement as contained in Deed Book 6360, Page 1080 and Deed Book 6360, Page 1086. (NOT SURVEY RELATED, NOT SHOWN)

AS DESCRIBED IN A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE FILING NUMBER 3032-1059968, COMMITMENT DATE 3/30/2021.

SURVEYOR'S DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS IN THE TOWSHIP OF EAST WINDSOR, IN THE COUNTY OF MERCER, STATE OF NEW JERSEY:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF DUTCH NECK ROAD (VARIABE R.O.W. WIDTH), WHERE IT IS INTERSECTED BY THE DIVIDING LINE OF LOT 17 AND LOT 16 IN BLOCK 53.04, AND HAVING COORDINATES N:522704.73, E:480536.34 IN THE NEW JERSEY STATE PLANE COORDINATE SYSTEM; THENCE

(1)ALONG SAID LINE OF DUTCH NECK ROAD, SOUTH 69° 21' 26" EAST, A DISTANCE OF 4.14 FEET TO A POINT; THENCE

(2)ALONG SAID LINE, SOUTH 73° 47' 16" EAST, A DISTANCE OF 185.38 FEET TO A POINT; THENCE

(3)ALONG THE DIVIDING LINE OF LOT 17 AND LOT 18, SOUTH 24° 53' 56" WEST, A DISTANCE OF 711.39 FEET TO A POINT; THENCE

(4)ALONG THE DIVIDING LINE OF LOT 17 AND LOT 18, SOUTH 65° 17' 11" EAST, A DISTANCE OF 18.83 FEET TO A POINT; THENCE

(5)ALONG THE DIVIDING LINE OF LOT 17 AND LOT 30, SOUTH 61° 53' 06" EAST, A DISTANCE OF 80.34 FEET TO A POINT OF NON-TANGENCY IN THE NORTHWESTERLY LINE OF WESTFIELD ROAD (VARIABLE R.O.W. WIDTH); THENCE

(6)ALONG SAID LINE, ON A CURVE TO THE LEFT HAVING A RADIUS OF 830.00 FEET, AN ARC LENGTH OF 40.27 FEET, A DELTA ANGLE OF 02° 46' 48", A CHORD BEARING SOUTH 34° 43' 20" WEST, AND A CHORD DISTANCE OF 40.27 FEET TO A POINT OF NON-TANGENCY, THENCE

(7)ALONG THE DIVIDING LINE OF LOT 17 AND LOT 15, NORTH 61° 53' 06" WEST, A DISTANCE OF 74.52 FEET TO A POINT IN THE SAME; THENCE

(8)ALONG SAID LINE, NORTH 65° 17' 11" WEST, A DISTANCE OF 17.34 FEET TO A POINT IN THE SAME; THENCE

(9)ALONG SAID LINE, NORTH 68° 09' 28" WEST, A DISTANCE OF 20.43 FEET TO A POINT IN THE SAME; THENCE

(10) ALONG SAID LINE, NORTH 24° 53' 56" EAST, A DISTANCE OF 40.01 FEET TO A POINT IN THE SAME; THENCE

(11) ALONG SAID LINE, NORTH 66° 09' 28" WEST, A DISTANCE OF 55.48 FEET TO A POINT, THENCE

(12) ALONG THE DIVIDING LINE OF LOT 17 AND LOT 17.01, NORTH 36° 23' 30" EAST, A DISTANCE OF 125.00 FEET TO A POINT IN THE SAME; THENCE

(13) ALONG SAID LINE, NORTH 66° 09' 28" WEST, A DISTANCE OF 250.74 FEET TO A POINT; THENCE

(14) ALONG THE DIVIDING LINE OF LOT 17 AND LOT 16, NORTH 36° 15' 46" EAST, A DISTANCE OF 577.94 FEET TO THE POINT AND PLACE OF BEGINNING.

BEING KNOWN AS TAX LOT 17 IN BLOCK 53.04.

CONTAINING 152,531 SQUARE FEET OR 3.502 ACRES

SURVEY NOTES

1. THE ADDRESS FOR THIS PROPERTY IS 191 DUTCH NECK ROAD.
2. THIS SURVEY AND THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED DURING APRIL OF 2021 BASED ON AVAILABLE MAPS AND DEEDS OF RECORD, AND PHYSICAL EVIDENCE.
3. THIS SURVEY IS VALID ONLY WHEN A DIGITAL OR EMBOSSED SEAL IS AFFIXED HERETO.
4. THE CERTIFICATION SHOWN HEREON IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON OBVIOUS ABOVE GROUND PHYSICAL UTILITY APPURTENANCES AND ACCESSIBLE MANHOLES. THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED BY DIGGING TEST HOLES PRIOR TO ANY DESIGN OR CONSTRUCTION, ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
6. BEARINGS ARE REFERENCED TO THE NJ STATE PLANE COORDINATE SYSTEM, NAD 83 (2011). ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), ESTABLISHED VIA RTK GPS OBSERVATIONS.
7. THE PROPERTY CURRENTLY HAS ACCESS TO DUTCH NECK ROAD & WESTFIELD ROAD.
8. BASEMENT OR BELOW GRADE STRUCTURES (IF ANY) UNKNOWN.
9. BENCHMARK = MAG NAIL = 114.88 (NAVD88).
   BENCHMARK = MAG NAIL = 117.16 (NAVD88).

SURVEY REFERENCES

1. DEED BETWEEN EAST WINDSOR LLC AND CARL KEMPH, DATED JUNE 10, 2003 AND FILED IN THE COUNTY CLERKS OFFICE AS DEED BOOK 4528 PAGE 200.

AREA NOTES

TOTAL LAND AREA
152,531 S.F. OR 3.502 AC.

EXISTING STRIPED PARKING
REGULAR = 55 SPACES
HANDICAP = 2 SPACES

TOTAL = 57 SPACES

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) N THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 340244 MAP NUMBER 34021C0168F WHICH BEARS AN EFFECTIVE DATE OF 7/20/2016.

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ALTA/NSPS LAND TITLE SURVEY

MAP OF SURVEY OF:

TAX MAP LOT 17, BLOCK 53.04
191 DUTCH NECK ROAD
TOWNSHIP OF EAST WINDSOR
COUNTY OF MERCER, NEW JERSEY

ISSUE	DATE	BY	FIELD DATE	FIELD CREW	DESCRIPTION
2	05/21/2021	MS	-	-	ALTA UPGRADE
1	5/8/2021	MS	4/20/2021	GY	ISSUED TO CLIENT

THIS IS TO DECLARE 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, 11 (a) (b) & 13 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON APRIL 20, 2021

THOMAS F. MILLER
NEW JERSEY LAND SURVEYOR No. 24GS03626400
LICENSED PROFESSIONAL LAND SURVEYOR
NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 24GA28184500

SCALE: 1"=30'	PROJECT ID: RUT-200102	SHEET: 1 OF 1