

FLOOD NOTE:
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN:
ZONE 'Y' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, MAP NO. 300200186P, WHICH BEARS AN EFFECTIVE DATE OF JULY 20, 2016.
 AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION TO APPLY FOR A VARIANCE.
 BEFORE THE PREPARATION OF DESIGN PLANS PLEASE VISIT FEMA/LOUISIANA TO CONFIRM THE INFORMATION LISTED ABOVE.

TITLE METES & BOUNDS DESCRIPTION

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 AT THE INTERSECTION OF THE WESTERLY LINE OF NEW JERSEY STATE HIGHWAY U.S. #130 WITH THE SOUTHERLY SIDE OF DUTCH NECK ROAD; THENCE

1. ALONG THE WESTERLY SIDE OF NEW JERSEY STATE HIGHWAY #130, SOUTH 9° 25' 00" WEST A DISTANCE OF 75.25 FEET TO AN IRON PIPE SET AT AN ANGLE POINT, THENCE;
2. CONTINUING ALONG SAID WESTERLY LINE OF SAID HIGHWAY SOUTH 36° 25' 00" WEST A DISTANCE OF 153.89 FEET TO A CONCRETE MONUMENT; THENCE
3. ALONG THE NORTHERLY LINE OF LOT 11 A IN BLOCK 58 AS SHOWN ON THE OFFICIAL TAX MAP OF EAST WINDSOR TOWNSHIP NORTH 52° 44' 52" WEST A DISTANCE OF 326.46 FEET TO AN IRON PIPE SET IN THE EASTERLY LINE OF LOT 10 IN BLOCK 58 AS SHOWN ON SAID TAX MAP; THENCE
4. ALONG SAID EASTERLY LINE OF LOT 10, NORTH 24° 40' 00" EAST A DISTANCE 140.17 FEET TO A POINT IN THE NORTHERLY LINE OF DUTCH NECK ROAD; THENCE
5. ALONG SAID NORTHERLY LINE OF DUTCH NECK ROAD SOUTH 67° 21' 45" EAST A DISTANCE OF 330.30 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF DUTCH NECK ROAD, WITH THE EASTERLY RIGHT-OF-WAY LINE OF NEW JERSEY STATE HIGHWAY ROUTE NO. 130, AND RUNNING THEREFROM

THENCE (1) SOUTH 09° 25' 00" WEST, A DISTANCE OF 13.35 FEET TO A POINT IN THE NEW RIGHT-OF-WAY LINE;

THENCE (2) NORTH 67° 21' 45" WEST, A DISTANCE OF 333.92 FEET TO A POINT IN THE EASTERLY LINE OF LOT 23, BLOCK 58;

THENCE (3) NORTH 24° 40' 00" EAST, A DISTANCE OF 13.01 FEET TO A POINT IN THE FORMER RIGHT-OF-WAY LINE OF DUTCH NECK ROAD;

THENCE (4) SOUTH 67° 21' 45" EAST, A DISTANCE OF 330.30 FEET TO THE POINT AND PLACE OF BEGINNING, AND FURTHER EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF DUTCH NECK ROAD (33.00' FROM CENTERLINE) AT THE NORTHERLY END OF A LINE CONNECTING SAME WITH THE WESTERLY LINE OF U.S. ROUTE 130 (120' WIDE); AND EXTENDING THENCE

1. N 67° 21' 45" W ALONG THE SOUTHERLY LINE OF DUTCH NECK ROAD, 292.22' TO A POINT; THENCE
2. S 22° 38' 15" W THROUGH LOT 11, BLOCK 58, 1.33' TO A POINT; THENCE
3. 68° 44' 52" E THROUGH SAME, 293.29' TO A POINT IN THE AFOREMENTIONED CONNECTING LINE; THENCE
4. N 09° 25' 00" E ALONG SAME, 4.60' TO THE POINT AND PLACE OF BEGINNING.

TOGETHER WITH THE BENEFICIAL EASEMENT RIGHTS AS SET FORTH IN DEED BOOK 1862, PAGE 854 AND DEED BOOK 3372, PAGE 146.

BEING ALSO KNOWN AS (REPORTED FOR INFORMATIONAL PURPOSES ONLY):
 BLOCK 58, LOT 11, ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF EAST WINDSOR, COUNTY OF MERCER, STATE OF NEW JERSEY.

AS-SURVEYED METES & BOUNDS DESCRIPTION

BEGINNING AT A POINT OF INTERSECTION CONNECTING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NEW JERSEY STATE HIGHWAY ROUTE 130 (120' WIDE R.O.W.) WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF DUTCH NECK ROAD (VARIABLE WIDTH R.O.W.) AND FROM SAID POINT OF BEGINNING, RUNNING THENCE;

THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NEW JERSEY STATE HIGHWAY ROUTE 130:

1. SOUTH 09 DEGREES 25 MINUTES 00 SECONDS WEST, A DISTANCE OF 61.90 FEET TO A POINT, THENCE;
2. SOUTH 36 DEGREES 25 MINUTES 00 SECONDS WEST, A DISTANCE OF 153.89 FEET TO A POINT, THENCE;
3. ALONG THE DIVIDING LINE BETWEEN LOT 11, BLOCK 58 AND LOT 11.01, BLOCK 58, NORTH 52 DEGREES 44 MINUTES 47 SECONDS WEST, A DISTANCE OF 127.15 FEET TO A POINT, THENCE;
4. ALONG THE DIVIDING LINE BETWEEN LOT 11, BLOCK 58 AND LOT 14.02, BLOCK 58, NORTH 24 DEGREES 40 MINUTES 00 SECONDS EAST, A DISTANCE OF 127.15 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF DUTCH NECK ROAD, THENCE;

THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF DUTCH NECK ROAD:

5. SOUTH 67 DEGREES 21 MINUTES 45 SECONDS EAST, A DISTANCE OF 41.59 FEET TO A POINT, THENCE;
6. SOUTH 22 DEGREES 38 MINUTES 15 SECONDS WEST, A DISTANCE OF 1.33 FEET TO A POINT, THENCE;
7. SOUTH 66 DEGREES 44 MINUTES 52 SECONDS EAST, A DISTANCE OF 293.29 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 56,575 SQUARE FEET OR 1.299 ACRES

LEGEND OF SYMBOLS & ABBREVIATIONS

--- 116 ---	CONTOUR (MAJOR/MINOR)	— WOOD FENCE	— PARKING COUNT
x 116.00	SPOT ELEVATION	— WOOD	— HANDICAP
x 115.67	TOP OF CURB ELEVATION	— OVERHEAD WIRES	— AREA LIGHT
x 115.29	GUTTER ELEVATION	— SIGN	— INLET
x 114.91	TOP OF WALL ELEVATION	— TRAFFIC SIGNAL	— CLEAN OUT
x 114.54	BOTTOM OF WALL ELEVATION	— PAINTED ARROWS	— GAS VALVE
x 114.17	DORR SILL ELEVATION	— APPROXIMATE LOCATION OF UNDERGROUND GAS LINE	— MANHOLE
x 113.80	FINISH FLOOR ELEVATION	— APPROXIMATE LOCATION OF UNDERGROUND WATER LINE	— UTILITY POLE
x 113.43	APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER LINE	— APPROXIMATE LOCATION OF UNDERGROUND STORM SEWER LINE	— UTILITY POLE WITH LIGHT
x 113.06	APPROXIMATE LOCATION OF UNDERGROUND ELECTRIC LINE		— WATER VALVE
x 112.69			— TREE W/TRUNK DIAMETER
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