

MEMORIAL PARKWAY

(ALSO KNOWN AS U.S. HIGHWAY ROUTE 22 AND FORMERLY KNOWN AS MORRIS STREET)
70' WIDE R.O.W. PER TAX MAP

SHARED ENTRANCE
WITH LOTS 1, 2 & 3



TAX LOT 1
N/F PHILLIPSBURG TRUST CO.
DEED BOOK 378 PAGE 190

*MAP REFERENCE:

BEING THE MAJORITY OF LOT 125 AS SHOWN ON
A MAP ENTITLED, "HILLCREST ANNEX, THE
PROPERTY BELONGING TO THE PHILLIPSBURG
DEVELOPMENT CORPORATION, SOUTH OF MORRIS
STREET," PREPARED BY C.E. TILTON, SURVEYOR,
DATED DECEMBER 22, 1925. SAID MAP IS ON FILE
AT THE WARREN COUNTY CLERK'S OFFICE.

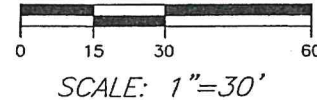
DEED REFERENCE:

DEED TO P BURG 22, LLC FROM THE TOWN OF
PHILLIPSBURG, DATED MARCH 9, 2006 AND
RECORDED IN THE WARREN COUNTY CLERK'S
OFFICE IN DEED BOOK 2068 PAGE 166

THIS SURVEY IS CERTIFIED ONLY TO:

P BURG 22, LLC
ANTHONY T. COLASANTI, PC
KAREN A. ERMEL, ESQ.
FOUNDATION TITLE, LLC #721-14812
FIDELITY NATIONAL TITLE INSURANCE COMPANY
MARINER'S BANK, ITS SUCCESSORS AND/OR
ASSIGNS AS THEIR INTERESTS MAY APPEAR

- NOTE
- 1) THIS SURVEY IS PREPARED IN ACCORDANCE WITH INFORMATION FOUND IN A TITLE COMMITMENT DATED AUGUST 25, 2015, BY FOUNDATION TITLE, LLC #721-14812. IT IS SUBJECT TO ANY EASEMENTS OF RECORD AND TO ANY OTHER PERTINENT FACTS WHICH MAY EXIST NOT FOUND IN SAID COMMITMENT.
 - 2) A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(d).
 - 3) THIS SURVEY IS CERTIFIED ONLY TO THE LISTED PARTIES AND IS NOT TRANSFERABLE.
 - 4) THE UTILITIES SHOWN HAVE BEEN LOCATED FROM EVIDENCE OBSERVED ON THE SURFACE ONLY. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE OF ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
 - 5) THE CROSS CUTS AND MONUMENTS CALLED FOR IN THE REFERENCED DEED APPEAR TO HAVE BEEN DISTURBED/REMOVED DURING CONSTRUCTION OF THE NEW SIDEWALKS AND PARKING LOT.



MAP OF SURVEY TAX LOT 2 BLOCK 1227

IN
THE TOWN OF
PHILLIPSBURG
WARREN COUNTY
NEW JERSEY

SCALE: 1"=30'	FIELD BOOK: LL.
ORDER No.: 150907	DRAWING: 150907
FILE NO.: 370 MEMORIAL PARKWAY	
REVISIONS: 9/11/2015 ADD CERTIFICATION NOTE	

SWANSON, HALSEY & ASSOCIATES, LLC LAND SURVEYORS

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DAVID B. SWANSON
PROFESSIONAL LAND SURVEYOR

David B. Swanson
NJ LICENSE No. 24GS04330000

Date: SEPTEMBER 10, 2015