

"A Written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L.2003, c. 14 (C45:8-36.3) and N.J.A.C. 13: 40-5.1 (d)."

Elevation Indicators (Based on assumed datum)		
TC	79.86'	6.9'
BC	79.36'	
10'		

- NOTES:
1. This survey, subject to documents of record, does not purport to identify, if any, wetlands, utilities, service lines or structures below ground.
 2. No responsibility or liability is assumed by the Land Surveyor for any other use, including but not limited to use of survey for Survey Affidavit for property resale, to any other person not listed in the certification either directly or indirectly.
 3. Only copies from the original Survey marked with an original Professional Land Surveyors embossed seal shall be considered valid copies having been prepared in accordance with the existing code of practice adopted by the N.J. State Board of Professional Engineers and Land Surveyors.
 4. Unauthorized alteration or addition to a Survey Map bearing a Professional Land Surveyor's signature and seal is illegal and punishable by law.
 5. The building offset dimensions, as shown, are not meant to be a representation of the current zoning requirements.

Tract One: Lot 9
Tract Two: Lot 1
Block 201, Page 2
Pennington Borough tax maps
Zoning District: R-80

Tract One: 74,208 Sq.Ft. - 1.703 Acres
Tract Two: 67,699 Sq.Ft. - 1.554 Acres

WEST FRANKLIN AVENUE 33' Wide

NEW JERSEY STATE HIGHWAY ROUTE 31 100' Wide

Tract One

Tract Two

Lot 1

Lot 5

Deed Book 3678
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PLAN OF SURVEY			
144-148 West Franklin Avenue Pennington Borough, Mercer County, New Jersey			
BRUCE BENISH P.L.S.	Louis Lehman, P.A. 2145 Nottingham Way, 2nd. Floor Suite C, Trenton, NJ 08619		609 883-2444 Louislehman@verizon.net
	Field Work Completed 12-11-24		
PROFESSIONAL LAND SURVEYOR NJ LICENSE NO. 24GS03622700	Survey No. 52809-A	Date of Plan: Dec. 26, 2024	Scale 1"=20'